FREE

The
Sunset Beacon

Serving the Sunset and Parkside Districts Since 1991 | May 2023 | RichmondSunsetNews.com

Beachside Skyscraper Proposed For 2700 Sloat Blvd.

By Thomas K. Pendergast

Proposals for a new mixed-use building with housing on the site now occupied by the Sloat Garden Center keep getting bigger, and so does local opposition to the project in and around the Sunset District.

In 2020, the first proposal was for eight stories and 213 residential housing units. A year later, another plan for a new building raised it four more stories, this time offering 400 units of housing.

That's when an online petition against it began, put together by local residents who opposed its 12-story bulk.

Now, a new plan submitted to the San Francisco Planning Department last month calls for a skyscraper 50 stories tall with 712 units of housing. And if the online petition is any indicator, there has been a corresponding rise in the number of those opposed to it.

Renee Lazear of the group Save Our Neighborhood SF (SON-SF) said the most recent count shows 2,044 signatures, which they eventually plan to submit to the department.

"We're not against sensible, rational housing," Lazear said. "This (project) is absurd. It doesn't fit the flavor or the character of the neighborhood and everyone is pretty much of the consensus that that is the case; it does not fit the neighborhood. The neighborhood doesn't need it."

But in the long run, the City might need it to comply with a California mandate to build 82,000 units of new housing by 2031.

The latest proposal would include 344 studio apartments, 184 one-bedrooms,

Continued on page 9

Hunt & Gather, Inner Sunset's Welcoming Art Space

DeeDee Hunt, owner of the Hunt & Gather art space on Irving Street, between 11th and 12th avenues, warmly welcomes visitors to her gallery. *Photo by Tamara Odisho Benjamin.*

By Tamara Odisho Benjamin

In the Hunt & Gather art space nestled on Irving Street, between 11th and 12th avenues in the Sunset District, owner DeeDee Hunt welcomes visitors with a cheerful and friendly face.

The front window gives passersby a sneak peek of what is inside. In her quaint space, Hunt has creatively maximized and designed it to feature lots of art from paintings to photography, cards to swag.

While shopping, visitors can also help themselves to a drink of their choice from the tea station. There is also a long table under the window that showcases art, but also invites you to stay, linger and engage.

The main gallery wall goes up about 16 feet and currently displays "HELLO Spring Art Show." The curated images of flora, iconic San Francisco landmarks and landscapes are represented in an array of painting styles. The artwork ranges from bold to bright, to relaxed and calm; each artist demonstrated the ability to showcase San Francisco in nature. The wall featuring works created by local artists keeps the viewers' eyes searching, seeing and scanning in awe. The impact on the viewer feels fresh and cool.

The opposite side of the main wall, what Hunt calls the "side show," currently showcases local artist Roy Tahtinen.

Tahtinen's photography captures images of hearts naturally occurring in nature. He has a special gift called pareidolia, which is when one sees images in everyday objects. Tahtinen decided to use his super power to look for hearts as they have such a compelling connection to

Continued on page 4

Financing Plan for Firefighting Infrastructure Released

By Thomas K. Pendergast

A study on financing the expansion of the Emergency Firefighting Water System (EFWS) – a separate heavy-duty pipeline system designed to fight a devastating conflagration following a major earthquake – was recently released by city agencies.

The report was in response to a resolution passed by the Board of Supervisors last September which called for the Office of Resilience and Capital Planning (ORCP) to come up with a financing plan by Dec. 31, 2022, to expand the EFWS.

The EFWS, formerly known as the Auxiliary Water Supply System, was initially built after the 1906 earthquake because so many water mains and connections in the regular system were broken that there was almost no water pressure left to fight fires. A fire break was created along Van Ness Avenue and a U.S. Navy firefighting ship pumping seawater from off shore was able to stop the fires from going further west.

Completed in 1913, at the time most of San Francisco was built up in the northern and eastern parts of the City. After some additions in 1986, the furthest this system goes west is 12th Avenue in the Richmond District and 19th Avenue in the Sunset District. The hydrants for these are identified by red tops in the Richmond and black tops in the Sunset.

Former city supervisors Sandra Lee Fewer and Gordon Mar both pushed for the expansion of this system into western neighborhoods. Current District 4 Supervisor Joel Engardio also supports expansion of the EFWS.

"We must plan and act before it's too late," Engardio said. "When disaster strikes, the Sunset's lack of EFWS infrastructure will only harm citywide disaster response and recovery efforts. While this report is an important first step, I am committed to working with my colleagues on the Board of Supervisors to ensure we prioritize financing and construction of this critically important infrastructure. We must remain focused on this long-term goal to help save countless lives, businesses and homes."

The San Francisco Public

Continued on page 10

Local Filmmaker Debuts 'How to Have an American Baby'

By Noma Faingold

In the nearly nine years that it took to complete her first feature-length documentary, "How to Have an American Baby," it was just Leslie Tai and her camera capturing all facets of the underground birth tourism industry. The director/producer/cinematographer/editor stayed with pregnant women from China, who were living in suburban Los Angeles maternity hotels.

She chronicled the mundane day-to-day existence in a safe, yet isolated, enclave. Tai filmed them while they shopped for post-natal supplies at big-box stores, ate their meals and when they were leisurely strolling the Rowland Heights neighborhood. Some trusted her so much that they let her film their deliveries, no matter how long or painful labor was.

Tai, 39, who grew up in the Inner Sunset District, also gained alliances with the operators of the maternity hotels.

"It was really understanding the principle of reciprocity, which is a huge element of Chinese culture," she said. "It was about mutual benefit."

Speaking fluent Mandarin – which Tai learned in Taiwan during the period she spent in China (2006-2011) on a Fulbright scholarship, after earning a B.A. in design/media Arts at UCLA – gave her access most documentary filmmakers would not have had.

"They wanted to be friends so I could help them (translate documents and communicate with medical professionals)," she said. "In return, they offered their collaboration."

Birth tourism in the United States became a huge industry in the early 2000s as mainland China's new middle class emerged. The main goal is to get the child an American passport so they would have more opportunities in the future. It is legal, but there are gray areas in the way the businesses are run.

"There's some unscrupulous business activity," Tai said. "It was important for me to show how relentlessly marketed and

Continued on page 11

Leslie Tai, director of the documentary "How to Have an American Baby," grew up in the Inner Sunset. *Photo by Noma Faingold.*

INSIDE

Introducing Patreon Page 4
Announcements Page 7
Police Blotter Page 8
Cannabis Clubs Targeted Page 9
Cooking Together Page 14

Looking Back

Kinen Carvala

Rose Garden

If it was once a well-known fact that roses could not be grown in San Francisco, how is there a flourishing rose garden in Golden Gate Park?

People have been growing roses for thousands of years. The first modern hybrid rose that bloomed consistently all season instead of only blooming once was bred by Jean-Baptiste Andre Guillot in France in 1867, according to a Penn State publication.

Before the San Francisco Rose Society started in 1941, conventional wisdom in the early 20th century was that roses couldn't thrive in San Francisco's sandy soil with windy and foggy summers. Garden nursery employees dissuaded customers wanting to grow roses and suggested other plantings like evergreen shrubs for better outcomes. What was a rose enthusiast to do?

In 1941, there were rumors of a man in the Sunset District somehow managing to grow "roses the likes of which had never been seen hereabouts," according to an account from Alfred Stettler, an early president of the San Francisco Rose Society, in the "History of the San Francisco Rose Society."

A September 1941 announcement in the SF Examiner called for rose enthusiasts to meet in the SF Public Library to see if there was interest to form a local rose society. One of the speakers at the meeting was George McDonough, who had a rose garden at his Sunset District home which hosted the first meeting of the new San Francisco Rose Society on Dec. 7, 1941. In spite of that day's attack in Pearl Harbor, the 20 members and friends discussed rose pruning, fertilization, and fungus and insect control.

The first known local rose show was held by the San Francisco Rose Society on April 26, 1942, in the Palace Hotel with roughly 2,000 attendees, including Angelo J. Rossi, mayor of San Francisco at the time. There were 14 different classes for competitors to submit roses (e.g., Class 3 required one light pink bloom, in contrast to Class 4's one medium pink bloom and Class 5's rose pink bloom. Any three pink roses could be submitted together in an arrangement for Class 13. Other classes were for blooms of red, yellow, blended color or no color restrictions).

An extension of Park Presidio Boulevard to the JFK Promenade (then-named Main Drive, recently JFK Drive) became the Rose Garden in 1961, according to the San Francisco County Transportation Authority.

The Jan. 8, 1961, dedication of the one-and-a-half-acre rose garden had 200 attendees, according to the SF Chronicle, including:

This 2020 view of the Rose Garden in Golden Gate Park is looking north toward the intersection of Fulton Street and Park Presidio Boulevard. *Photo by Michael Durand.*

- Mrs. Nat (Helene) Schoen, president of the American Rose Society (ARS), resident of Vancouver, Washington.
- Martin J. Martin, ARS Northern California-Nevada District director, who presided at the ceremony.
- George Christopher, mayor of San Francisco, who planted the first rose with a gold-plated shovel.
- Tula Sarantitis Christopher, mayor's wife, who was presented with a rose bouquet.

Roy L. Hudson, assistant superintendent of parks, designed the garden, but was unable to attend the ceremony. The San Francisco Rose Society also had a rose garden committee, which helped with the layout of the several dozen rose beds, soil preparation, selections of rose varieties and the writing of letters to nurseries and rose growers requesting plant donations, according to the "History of the San Francisco Rose Society," which also quoted Merrill Butler: "I only hope that George McDonough … can know about this, because a rose garden in Golden Gate Park was his dream for many years."

Though the San Francisco Bay Area has some wild roses, like the five-petaled purple California Wild Rose (Rosa californica) and Baldhip Rose (Rosa gymnocarpa) according to the California Native Plant Society, the Rose Garden has a range of garden roses with different sizes, shapes and smells bred through cross pollination of other rose varieties. Roses in the garden include the Queen Elizabeth and the Eureka. The Eureka rose was an All-American Rose Selection from 2003 with a plant patent applied for it. All-America Rose Selections (AARS) was an association created by the American rose industry in 1939 to test rose varieties, according to founding member Jackson & Perkins Company. The Golden Gate Park Rose Garden served as a testbed for roses in a cool, moist climate, according to local station's KALW podcast about the park.

January rose pruning demonstrations used to be held in the Botanical Garden in Golden Gate Park before switching to the Rose Garden. To promote new growth and a succession of flowers throughout the growing season, pruning is important to remove dead or diseased stems, according to Oregon State University. Rose stems too close together can become damaged, spreading disease.

With financial support from the estate of Alfred Fuhrman, the garden was rededicated on July 8, 1984, to celebrate the garden's refurbishment with new trellises and lattice work fences to support climbing plants and new framework for the rose beds.

In 1986, the rose was designated as the United States's national floral emblem in a Congressional joint resolution and President Ronald Reagan's proclamation.

A plaque by the garden's southeast corner, next to the base of the tall park map on the north side of JFK Promenade has the inscription:

All America Rose Selections, Inc.
Public Rose Garden Award
Presented to Golden Gate Park
Rose Garden 2008
for contributing to the public interest in rose growing through its efforts in maintaining an outstanding public rose garden.

According to the SF Recreation and Park Department's website, the garden can be reserved for weddings.

The Rose Garden can be reached from its north entrance at the southeast corner of Fulton and Park Presidio Boulevard or from its south entrance on JFK Promenade. Roses typically start to bloom in mid-May and continue to bloom throughout the summer.

Find an archive of Kinen Carvala's "Looking Back" columns at RichmondSunsetNews.com.

Need Help With Medicare?
Call Mary Fonte at 415-900-4355
I can help you:
- Understand your options
- Avoid penalties
- Enroll in a plan

Calling the above number will direct you to a licensed sales agent. Not affiliated or endorsed by the Federal Government or Federal Medicare program. We do not offer every plan available in your area. Any information we provide is limited to those plans we do offer in your area. Please contact Medicare.gov or 1-800-MEDICARE (TTY users should call 1-877-486-2048) to get information on all of your options.

Licensed Sales Agent
#0M86311

OTHER AVENUES
GROCERY COOPERATIVE
Bulk Foods, Herbal Supplements, Skincare, Local Artisanal Foods, Wine/Beer, & more!
Proudly Serving the OUTER SUNSET COMMUNITY SINCE 1974
WORKER-OWNED
100% ORGANIC PRODUCE
5% DISCOUNT EBT & 60+
3930 Judah St @ 44th Ave SF CA
Open Everyday 8am-9pm

The Sunset Beacon
May 2023 - Volume 32, No. 11
P.O. Box 16035, S.F., CA 94116 ph: 415-706-6428
Editor@RichmondSunsetNews.com
RichmondSunsetNews.com
Publisher and Editor-in-Chief: Michael Durand
Editor: Paul Kozakiewicz **Proofreader:** Danica Nacionales
Writers: Erin Bank, Noma Faingold, Jonathan Farrell, Judith Kahn, Gui Oliveira, Thomas K. Pendergast, Jack Quach, Kate Quach
Photographers: Tyrone Bartoli, Noma Faingold, Thomas K. Pendergast, Kate Quach
Columnists: Kinen Carvala, Supervisor Joel Engardio, Judge Quentin L. Kopp (ret.), John M. Lee, Assemblymember Phil Ting
Cartoonist: Paul Kilduff **Bookkeeper:** Sue Kozakiewicz
Social Media Manager: Hannah Holzer (Twitter) **Intern:** Michael D. Wong
Send letters (not more than 350 words) to Editor@RichmondSunsetNews.com.
The Sunset Beacon Copyright 2023. All Rights Reserved.

Birthday Parties

At the San Francisco Zoo & Gardens, our exotic residents host one of the most memorable experiences in the Bay Area

Birthday Packages Include:

- Private Dining Room
- Lunch Buffet
- Zoo Admission
- Ride Tickets
- Face Painter
- Birthday Cake
- Event Staff
- And More!

$75 per guest *

**Inclusive of sales tax and service charge. Minimum of 20 guests

Book today at 415-753-7236
Planyourevent@sfzoo.org

Medical Office Sharing Opportunity for Holistic Medical Professionals

Kunde Institute

Acupuncture and Tibetan Wellness & Healing

We are a holistic medical center and would like to share the space with professionals who have the same values: licensed massage therapists, Ayurveda practitioners, life or personal development coaches, psychotherapists, doctors of naturopathic or functional medicine professionals.

We serve many patients from various communities and different parts of the Bay Area.
We are located in the heart of Daly City at the St. Francis Medical Building, near SFO, Highways 1 & 280, BART, Pacifica and Serramonte Shopping Center.

Our office has a waiting room, 3 treatment rooms, 1 office space, front desk, small utility room, and a private bathroom.
Address: 1440 Southgate Ave, Suite 4, Daly City, CA 94015

Office space available:
Tuesday, Wednesday, Saturday 2pm-8pm
Friday & Sunday: Full day (7am-8pm) or partial (7am-2pm & 2pm-8pm)
Please contact us at contact@kundewellness.org or call us at 415-681-1643.
Our website is kundewellness.org.

KUNDE INSTITUTE
Center for Tibetan Wellness and Healing

'We're Mad as Hell, and We're Not Going to Take it Anymore!'

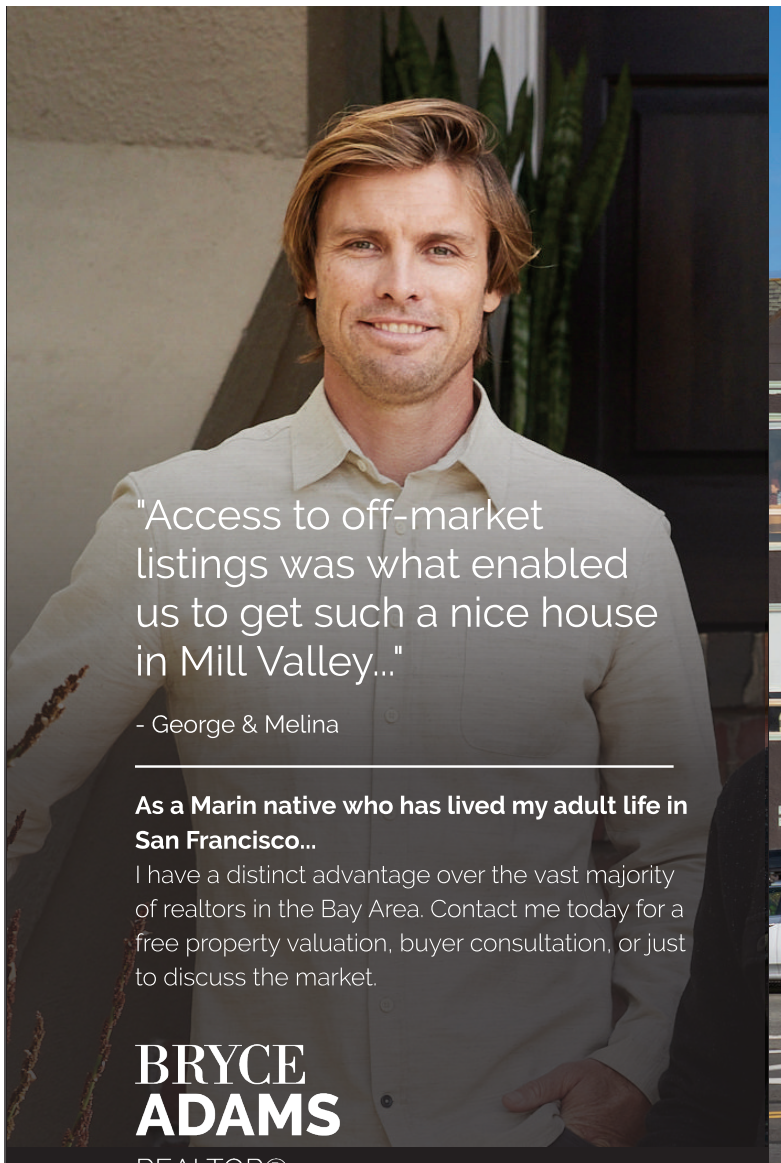
Richmond District businesses are repeatedly burglarized, and graffiti vandals run the streets at night with impunity!

Demand Mayor Breed hire more police officers, including 80 fired for not getting vaccinations!

(415) 554-6141 • MayorLondonBreed@sfgov.org

Greater Geary Boulevard Merchants' Association
Support our local merchants:
www.gearyblvd.org

GEARY BOULEVARD MERCHANTS ASSOCIATION



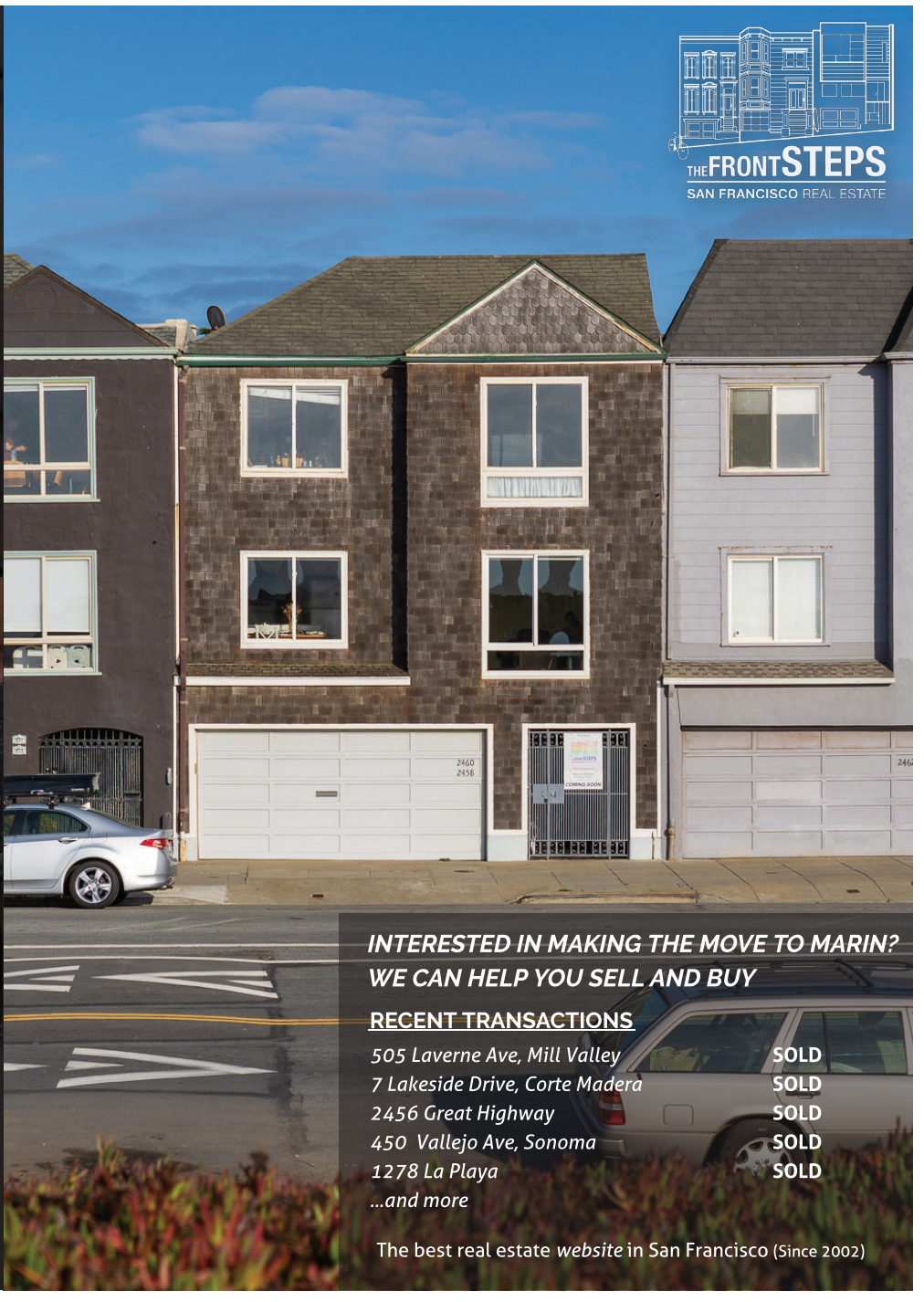
"Access to off-market listings was what enabled us to get such a nice house in Mill Valley..."

- George & Melina

As a Marin native who has lived my adult life in San Francisco...
I have a distinct advantage over the vast majority of realtors in the Bay Area. Contact me today for a free property valuation, buyer consultation, or just to discuss the market.

BRYCE ADAMS
REALTOR®

415.497.6153
DRE#02133765
bryce@thefrontsteps.com
@bryceadamshome
www.theFrontSteps.com



THE FRONTSTEPS
SAN FRANCISCO REAL ESTATE

INTERESTED IN MAKING THE MOVE TO MARIN?
WE CAN HELP YOU SELL AND BUY

RECENT TRANSACTIONS

505 Laverne Ave, Mill Valley	**SOLD**
7 Lakeside Drive, Corte Madera	**SOLD**
2456 Great Highway	**SOLD**
450 Vallejo Ave, Sonoma	**SOLD**
1278 La Playa	**SOLD**

...and more

The best real estate *website* in San Francisco (Since 2002)

From the Editor

Michael Durand

Introducing Patreon

The first part of my column is directed to our generous readers who sent us a payment to help out with our "Nourish Your Neighborhood Newspaper" (N3) campaign.

When we put the word out last year that the ad-only model for local newspapers was barely working to pay the bills, we received many generous supporters who donated to our N3 campaign. Thank you all! We will be forever grateful for the outpouring of support.

We were especially touched by the notes we received telling us how much our newspaper is loved. So many readers said they look forward to getting the paper each month.

"I read every word of every issue, and have for many years," was just one of many lovely notes we received. Support like that truly keeps us going.

There are a lot of stories to tell, and a lot of good writers, photographers and editors who work together to let our readers know about our great neighborhood.

I want you to know how inspiring it is to know you have our back and that you support our labor of love. Your generosity and community spirit is whole heartedly appreciated.

Your donation went to good use. Instead of cutting back to 12-page papers, your donation let us produce 16-page issues with a lot of great content, even though the ad volume went down.

Now that we have initiated our Patreon campaign, we are producing some branded items for our new patrons.

I would like to share these products with those who donated to us during the N3 campaign. Please send me an email at Editor@RichmondSunsetNews.com with a delivery address and I'll make sure you get the one-of-a kind merchandise that we'll be sharing with our new patrons. You can also call me at 415-706-6428.

Become a Patron

I am very excited to introduce our new Patreon account.

Patreon is like GoFundMe, but instead of donating one lump sum, patrons contribute a small amount every month to a creative cause.

Patreon is used by artists, photographers, musicians, writers and all types of creators to raise funds to keep the creativity flowing. An artist with generous patrons can work on their craft and fill the world with beauty, instead of working at a less-creative endeavor to help make ends meet.

We hope you will consider signing up on our Patreon account to donate $5, $10 or more a month to help us continue this important work.

Your donation also helps us keep our advertising rates low. It is a struggle for owners to keep their small businesses afloat, and your donation will help us keep our rates reasonable for small businesses and organizations that need to spread the word about their services available to our community.

For those who don't use the QR code, you will find a link to our Patreon account on the home page of RichmondSunsetNews.com. Click the link, "Become a Patron to Support Your Neighborhood Newspaper."

Just a reminder; we deliver to homes to about half of the Sunset District one month, the other half the next. If you didn't get a copy delivered to your home, we have a list on our website of libraries, businesses and other locations where we leave stacks of our paper each month. Go to RichmondSunsetNews.com and click the link at the top that says "Sunset Beacon Locations" to see where you can pick one up.

We put a notice in the Announcement section offering internships to students who want to learn about writing and journalism. We already have several teenagers who are making important contributions to the paper. It is very encouraging to see that the younger generation loves our City and wants to get involved in their community. If you know of a budding talent who wants to learn more about writing, photography, editing, sales, marketing, social media and more, please let me know. To our readers, advertisers donors, patrons and supporters, thank you most sincerely. You really do inspire the work we do.

Michael Durand is the editor and publisher of the Richmond Review and Sunset Beacon newspapers and the RichmondSunsetNews.com website. He can be reeached at Editor@RichmondSunsetNews.com.

Sign up to be a
Sunset Beacon patron.

Hunt & Gather

Continued from page 1

San Francisco. At first, he began finding them in rocks and amassed a large collection. But when he no longer collected rocks, he began capturing hearts in other forms of nature and sharing them with the world through his photography.

Upstairs in the gallery is a hip loft space that is home to the second "side show" currently showcasing local artist Nathan Tan's glow-in-the-dark paintings. Tan is a San Francisco native who started out as a graffiti artist in the late 1980s and developed his skill into graphic design and a clothing line called Nate1design. He loves creating anything visual. His current collection is best viewed at night when they're glowing. He also sells sweaters and other swag featuring his designs in the shop and online. The loft also houses a professional podcast studio that Hunt offers to up-and-coming podcasters. She teaches them how to use the equipment and launch their own podcast.

Hunt's love for San Francisco is deeply ingrained. As a young child, her family came to visit from Southern California, and she knew right away that she would be back.

"I belonged here," she said. "San Francisco called me."

She came back to attend San Francisco State University as a graphic design major. For her senior thesis, she was tasked with creating a business and marketing campaign which she named the CoZone. She envisioned CoZone as a comfort zone for the energetic spirit and curious soul. She knew this space wouldn't provide her the financial security that she would need, but the idea was always near and dear to her.

In 2006, she launched her graphic design business – her "bread and butter." Her love of CoZone continued to grow. That same year, she began hosting an annual art show in a warehouse in the Mission District. The show was going strong for 10 years. She was content with her business and passion for art – at least that is what she thought.

In 2018, her clients were moving out of their brick-and-mortar space and offered it to Hunt. She did not have much time to think about it and quickly said "yes." She spent a few months reinventing the space to make it her own. As if things did not already feel serendipitous, the day she had her soft opening was her grandmother's birthday.

"She was someone who was very special to me," Hunt said.

Her grandmother's name also inspired the "Hunt" in her store's name.

Hunt said the neighborhood support was great.

"Folks would come in with so many pop-up ideas and we would run with it," she explained.

She experimented with hosting all types of workshops, but she felt like she needed to narrow her focus. When the COVID-19 pandemic shelter-in-place order forced most people into lock-down, Hunt found the time to envision what she would like to see the space become.

Two ideas stemmed from her vision. The first is what she calls a business incubator, a one-stop shop that meets all the needs of a budding or veteran artist. That's when she paired up with Tan. Between the two of them, they are offering everything from podcast workshops to business classes, all for free. The second idea was to stay true to her passion. She wanted her space to continue being an art studio.

A new art show goes on display on the main wall at every equinox or solstice. The summer and spring shows are always themed the same, but the autumn and winter shows change. The summer show is called Sunset Pride, a show all about inclusivity and diversity. Hunt wants all ages, genders and ethnicities to contribute their artwork. Her only requirement is that they attend the art opening so they can meet each other and the community. Every spring is the HELLO Spring Art Show. Keeping the show rotating at three-month intervals allows her to focus on her graphic design business which helps keep the lights on.

"All artwork is for sale and people in the neighborhood are very supportive," she said.

The art scene in the Inner Sunset neighborhood is growing. So much so that she started an art walk in December 2022 called Sip and Shop. It attracted the community to come support local merchants and artists.

"The artists felt very loved and sold lots of art," Hunt said.

Hunt & Gather is located at 1108 Irving St. Learn more about the studio and artists: huntandgathersf.com; Nathan Tan, nate1design.com; and Roy Tahitien, heartSFound.art.

DeeDee Hunt shows a bag printed with "The Sunset, San Francisco, CA," one of the many featured items with a hyper-local connection. ***Photo by Tamara Odisho Benjamin.***

Real Estate

John M. Lee

New Westside Development

The announcement of a proposed 50-story, 712-unit skyscraper at the Sloat Garden Center location by the SF Zoo this past month stirred up quite a bit of debate on whether this is appropriate for the neighborhood and the west side of town. To put that into perspective, it will be approximately 600 feet tall, about the height of the Embarcadero Center Towers near the Ferry Plaza.

The developer's calculations and his interpretation of the law is that this is allowable under the Planning Code and because the City of San Francisco has committed to build 82,000 more units over the next eight years, they should allow this project to move forward.

This triggered much debate among politicians, neighbors and the public in general. The politicians are saying this is crazy and so out of character with the neighborhood that it will never get built. The neighbors are concerned about all of the people moving in and what it does to a quiet neighborhood.

However, a San Francisco Chronicle poll showed that out of approximately 5,000 responses, 60% are in favor of this skyscraper and 40% are against it, contrary to how I am feeling when talking to others about this project.

There have been numerous proposals by the same developer on this site the past few years. The original plan was for eight stories with 213 units, then increased to 12 stories and 283 units and then to 400 units. This latest proposal is substantially larger than his attempts to get approval.

My opinion on this proposal is that the developer is using this for its shock value and starting with something that is so outrageous that he will negotiate down from there and tell everyone how much he compromised. What is surprising to me is the result of the Chronicle poll. We don't know who responded to the poll and so would not put much weight on it other than it is one data point.

Contrast this proposal with the one in Stonestown where the developer has worked with the community on what to build there. They are getting very close on plans to build 2,930 homes, 150,000 square feet of new retail space, six acres of open space and a hotel. The tallest building will reach 190 feet.

They have spent countless hours in neighborhood meetings, reaching out to community groups and even having open office hours at the Stonestown Galleria talking to whoever that wants information on the development.

I think that when it is done, it will be a project that the neighborhood and everyone who had a hand in it will be proud of. But just to be fair, this is a much larger project than the Sloat Garden Center one.

Talking about new projects, I get a lot of questions about the Westerly, the building next to the Sloat Garden Center. This is a project consisting of 56 condominiums and ground floor retail. It has been on the market for about two years with very slow activity. Currently according to the tax records, there are still 19 units available and no businesses in the retail space. The scale of that project already looked so large compared to the rest of the neighborhood, the proposal at the Sloat Garden Center location will be substantially larger than that!

Sunset Homes Sold in April*

Address	Bed	Bath	Sq. Ft.	Price
1782 28th Ave.	2	1	1,450	$1,100,000
2379 47th Ave.	2	1	900	1,200,000
2454 26th Ave.	3	1.5	1,090	1,270,000
1682 46th Ave.	2	1	925	1,285,000
787 Pacheco St.	2	1	1,225	1,395,000
1422 41st Ave.	4	2	2,424	1,410,000
2463 47th Ave.	4	2	2,085	1,450,000
2331 30th Ave.	3	1	1,286	1,500,000
2924 Rivera St.	2	1	1,586	1,550,000
1566 34th Ave.	2	1	1,375	1,600,000
1662 14th Ave.	3	3.5	3,385	2,002,000
2555 30th Ave.	4	4	2,503	2,710,000
601 Ortega St.	3	3.5	3,830	3,405,000

**Partial listing. Source: M.L.S.*

The other large project in the west end of town will be at Parkmerced. The last proposal was for 8,900 homes, but the rumor is that the developer cannot make the numbers pencil out to start construction, even though there has already been approval on the project. How this plays out is anyone's guess at this point.

San Francisco's goal of building 82,000 new units in the next eight years is a very lofty one considering that since the year 2000, we have built an average of 2,583 units per year. There are many people who think 82,000 is a pie in the sky number. Only time will tell.

John M. Lee is a broker with Compass specializing in the Richmond and Sunset districts. If you have any real estate questions, call him at 415-465-0505 or email at johnlee@isellsf.com. Find an archive of John M. Lee's columns at RichmondSunset-News.com.

Commentary

Brian Quan

The Impact of SF's Housing Crisis

Asian Heritage Month is a time I like to spend reflecting on how San Francisco and the Asian community have developed together during its long history.

A place near Lands End that I've been going to for a long time to dwell on these matters is the USS San Francisco Memorial. Reading the plaque there commemorating its history as a vital ship during World War II and its key role during the Battle of Guadalcanal always reminds me of the deep history San Francisco has as a port town and how we've been central to many of the changes that have taken place over the past few decades.

The USS San Francisco Memorial always brings my mind back to the Merchant Marines and longshoremen that used to dominate a significant portion of our workforce and how many Asians were part of and supported those industries. While the Chinese were some of the first to come here from Asia, the Filipino sailors and "Manong" farm workers made up a significant minority here in San Francisco, too. Chinatown and Japantown still exist, but the Manilatown that was centered around the International Hotel until the 1970s was a victim of the urban renewal and redevelopment of that era. The extended battle to preserve housing for the individuals living at the International Hotel is a fight that still resonates today.

As we begin to address the current challenges facing our neighborhood, we need to recognize the root cause that bleeds out to the symptoms we are seeing. Issues facing our businesses, transportation capacity, education funding and public safety are all impacted by our collective housing crisis. Not having built sufficient housing on the west side of San Francisco and forcing development further away from our City has led to more and more of the workforce we rely on to live outside of the neighborhood. This brings the double burden of enticing workers to come here with higher wages to offset their commute cost, but also not being connected with the community and understanding its nuances. Seeing your service workers, bus drivers, teachers, firefighters and police officers as part of the fabric of the community on their off hours builds a more resilient neighborhood. While we could attempt to build more teacher housing or first responder housing, the basic challenge of bringing more affordable housing to San Francisco is not an easy solution.

Even during the last election in November, the west side of the City has shown that it is not sold on the idea of affordable housing. While Prop. D and Prop. E were dueling measures to streamline affordable housing, the majority of precincts that voted "no" to both were on this side of the City, showing either confusion over the measures or more likely a well-earned skepticism with City Hall to offer substantive solutions. With decades of well-intentioned policies around permitting and zoning to prevent the excess of the previous eras' urban renewal and redevelopment, it has unfortunately fed into the negative feedback loop of ever increasing housing costs. This resistance to change is one that must be overcome if we want to be part of the solution to address our housing crisis.

Here in San Francisco we are entering the latest cycle of the State Housing Element that is meant to address, remove, or mitigate governmental and non-governmental constraints to housing production as part of a planned goal of producing 82,069 new units of housing. With Mayor London Breed and Supervisor Joel Engardio introducing legislation to streamline the process for housing production, we should encourage our representatives to support these efforts to help make it possible to get more of this housing built. From conversations I've been having, many are recognizing that we are in a housing crisis but don't know how to be better informed on this complex topic and don't know how to help out.

In the Richmond District we are starting to finally see progress on affordable housing with the demolition of the former Ashley and McMullen Funeral Home at 4200 Geary Blvd. with 98 units to begin construction soon. Over my lifetime here, I've seen new apartment complexes go up from the senior housing at the site of the old Coronet Theater to the buildings replacing the gas stations that used to be on Geary and 33rd Avenue. How can we as a community identify sites to help do our part to address this need for housing? In our need to develop more housing in our neighborhood we should avoid the mistakes of '70s era redevelopment that displaced residents and learn from when we originally developed the west side by displacing cemeteries to Colma.

The happy ending for the west side can hopefully be foreshadowed by the outcome of the International Hotel. Through community action the site eventually became affordable senior housing. But this did not just happen without an engaged and informed electorate. We have to be aware of the consequences of not adapting to these changes in a timely manner. The best way to get involved is to learn from the groups that have been advocating for housing on the west side. The two major advocates for affordable housing here in the Richmond District are Grow The Richmond (growtherichmond.com), which I got involved with to support the Ferris Wheel in Golden Gate Park, and Richmond District Rising (facebook.com/richmonddistrictrising), which supports tenants' rights.

Brian Quan is a Richmond District native, co-leader of Grow the Richmond, president of the Chinese American Democratic Club, member of the Park Presidio-Sunset Lions Club and participant in monthly Refuse Refuse S.F. street clean-ups.

The members of the Park-Presidio Sunset Lions Club have been serving our community for the past 75 years. We continue to do so despite the challenges of a pandemic. Soon, we will resume regular meetings and invite our west side neighbors to participate.

Lions Pride: Serving the west side for the past 75 years!

Commentary

Quentin L. Kopp

Reparations, a Moving Target

President Woodrow Wilson, also former president of Princeton University and governor of New Jersey, a Democrat, once observed: "The history of liberty is the history of the limitations on the power of government." And the provenance of government usually expands on federal, state and local levels.

Just reflect on actions of all such forms during the COVID-19 pandemic. Now, San Francisco's residential landlords can finally collect rent from their tenants. That's true also in other cities like Oakland, which has understandably lost both of its major professional sports teams because it wouldn't and probably didn't have money to give them land and other assets to create gaudy new stadiums.

The City of Santa Clara, meanwhile, now understands the costs of lavishing public benefits on the Forty Niners, which has broken criminal laws to secure obedience from five City Council members elected or re-elected with millions of dollars from such private business. (Santa Clara County District Attorney Jeff Rosen has charged one "bought" councilmember with a crime already, and criminal charges against other politicians are possible.)

Meanwhile, California's Reparations Task Force in March outdid San Francisco's versions by considering payment of $360,000 per person to about 1.8 million black Californians who can demonstrate enslavement of an ancestor in the United States. The amount paid by the state taxpayers would total $80 billion. One advocate claims such "reparations" would stop black children from committing crimes.

My friend Ward Connerly founded and is chairman of the American Civil Rights Institute and led the 1996 campaign which successfully stopped quotas in public education, public employment and public contracts by voter enactment of an initiative (California Constitution, Article I, Section 31) prohibiting discrimination or preferential treatment on the basis of race, sex, color, ethnicity or national origin. (Then-Governor Pete Wilson, Connerly and I co-chaired the winning campaign.)

Connerly declared that even though California is a progressive state, "we're not insane, and so I think that the people of this state would rise up and say 'no.'" Approximately 2.5 million Californians identify as black or African American. Governor Gavin Newsom's proposed 2023-2024 budget is $297 billion, less than half the reparation proposal, and a $22.5 billion budget deficit looms, even with our highest-in-the-land state income tax. The reparations wise-men and women last year proposed $220,000 in divided payments, 60% lower than its 2023 version, which doesn't include a recommended $1 million payment to older blacks for health disparities allegedly shortening their average life span or compensation for property supposedly taken by the government or devaluing black-owned businesses.

One witness, a public policy professor at the University of Connecticut, urged the Task Force "to go beyond ... loss estimates ...."

Harvard Magazine's February issue contained a letter to the editor from a Florida woman who advocates paying such taxpayer money for "economic or social stimulus," not reparations, because the claimants "will be unending," like women denied voter rights until 1919, handicapped persons "denied opportunities," and "long before the Holocaust, Jews were enslaved in Egypt and discriminated against" in the U.S.A. Mark Twain stated: "There is no distinctly native American criminal class except Congress." What about the state legislature and our very own Board of Supervisors?

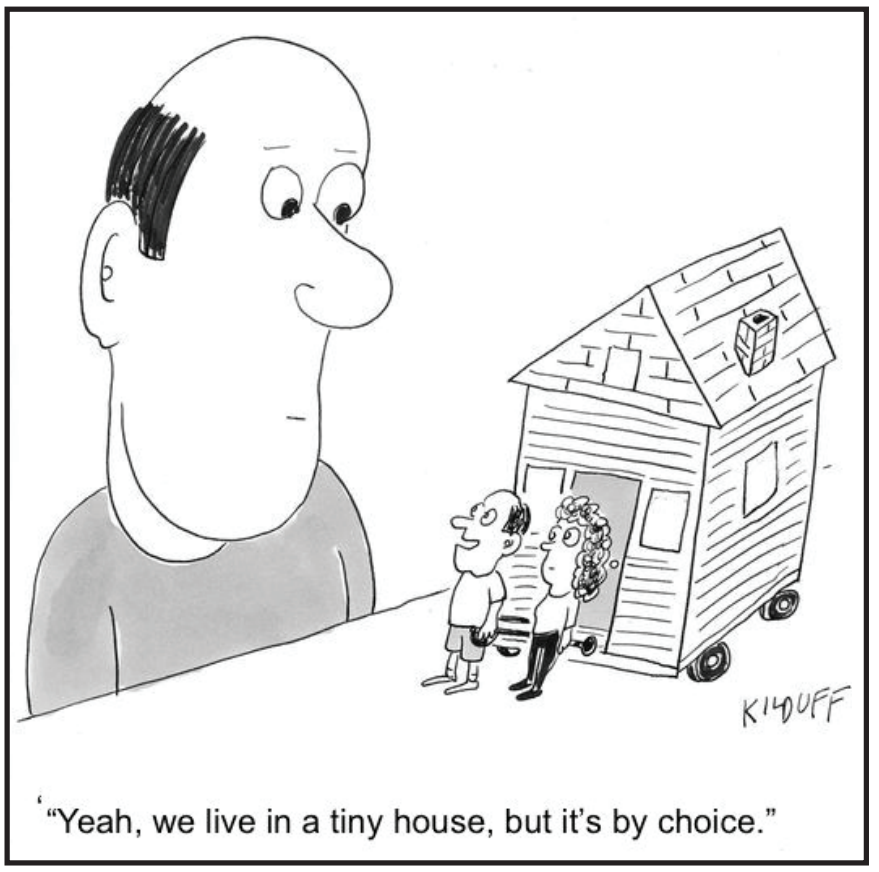
Finally, attention to the Metropolitan Transportation Commission (MTC) is in order. Last month these sophists proclaimed the public policy virtue of charging tolls on existing Bay Area highways without mentioning California's supreme status as the highest state gasoline tax entity in our nation. We motorists pay 54.9 cents per gallon for the California Transportation Commission (appointed by the governor) to spend on highways, roads and streets. (We also pay the federal government 18 cents per gallon.) No mention occurred at MTC of lowering the gasoline tax for drivers who paid their money for such highways. More modified appropriation from Californian Mark Twain in the 19th century: "In the first place, God made idiots. This was for practice. Then he made MTC members." (Twain actually said, "Then he made school boards.")

I must conclude this month with a judicial, if not judicious, story. A Union Pacific shopman, called for jury duty, asked the judge (not me) to excuse him, stating: "We are all very busy at the shop and I ought to be there." "So, you are one of these men who think the Union-Pacific couldn't get along without him." "No, your honor," replied the shopman. "I know it could get along without me, but I don't want it to find out." "Excused," said the judge.

Quentin Kopp is a former San Francisco supervisor, state senator, SF Ethics Commission member, president of the California High Speed Rail Authority governing board and retired Superior Court judge.

Kilduff's Korner

by Paul Kilduff



Liz Hanowsky Law
An SF native here to serve your legal needs
Estate Planning, Real Property,
Landlord-Tenant & More
415.484.8339 www.hanowskyesq.com

HONESTY AND INTEGRITY
REAL ESTATE DONE RIGHT!
PROFESSIONAL EXPERTISE FOR
OVER TWO DECADES
OUR REPUTATION = RESULTS FOR YOU!
Call or Text Now | 415-244-5846
WeKnowSF.com
MIKE ACKERMAN
415.307.5850
mike@weknowsf.com
DRE #01232037
OLIVER BURGELMAN
415.244.5846
oliver@weknowsf.com
DRE #01388135
Mike & Oliver | VANGUARD PROPERTIES
MISSION: 2501 Mission Street, San Francisco, CA 94110 Lic. 01486075
Vanguard Properties believes this information to be correct but has not verified this information and assumes no legal responsibility for its accuracy. Buyers should investigate these issues to their own satisfaction.
OUTER AVENUES

VOLUNTEER TODAY!
Make a Difference in the Lives of Many

The San Francisco Long-Term Care Ombudsman Program
is recruiting volunteers to visit and provide support to seniors and persons with disabilities living in long-term care facilities.
Bilingual in Cantonese a plus but not required.
To Learn More, Call (415) 751-9788
You can also **email us** or learn more **online:**
ombudsman@felton.org | felton.org/ombudsman
mbudsman SAN FRANCISCO
Felton institute

OutsideLands.org
Western Neighborhoods Project

Foxtail Hill Windows & Doors, Inc.

Vincent Keehan
Owner
1428 Yosemite Avenue
San Francisco, CA 94124
415-822-8494 (Tel)
415-822-8493 (Fax)
Foxtailhill.com

RichmondSunsetNews.com

ANNOUNCEMENTS

APPLICATIONS NOW OPEN

Arts enrichment and mentorship program for artists aged 15–18 is now seeking applications. Join us this summer to create your next dream project with support, resources and mentorship. Learn more at problemchildren.org.

COMMENTARIES AND LETTERS

From the editor: All commentaries we publish are the opinions of the writers and should not be considered our editorial stance on issues. We strive to remain neutral and offer a balance of points of views. We invite readers who wish to express their opinions to send a letter to the editor to Editor@RichmondSunsetNews.com. Word limit for the newspaper is 350, for the website, 500. RichmondSunsetNews.com.

EMPLOYMENT OPPORTUNITIES

Felton Institute, a non-profit social services provider, has an opening for a community liaison: The part-time temporary position is with the Community Liaison Program, Department of Disability and Aging Services (DAS). Job duties: Provide technical assistance by teaching basic computer skills on a smart device (smart phone, tablet or laptop). Skills include downloading and using the Zoom app, teaching Google Services, as well as navigating the internet to access resources helpful for daily living. Enjoy working with older adults and people with disabilities. Proficient in Cantonese and English. Send resume to Jobs@felton.org.

FELTON TECH SQUAD

Felton's Tech Squad is providing free basic tech support for older adults and people with disabilities. Ask questions regarding how to navigate your smartphone, tablet or laptop. One-on-one session in English. Friday, May 26, 1:30-3 p.m. at the Ortega Library (3223 Ortega St.) For more information, please call 415-474-1558 or email techsquad@felton.org.

HAPPY BIRTHDAY

Happy May birthday to Mike Craig, Max Friedman, Maggie Glaize, Breyana Greats, Tim Keeler, Kathleen Larkin, Autumn Looijen, Michael Lue, Natalie Lue, Paul Mansfield, Jay Parks, Emma Perreira, Lucy Poole, Scott Rittman, Julia Ryder Sill and Lee Yurman. *To add a name to the monthly birthday list, email Editor@RichmondSunsetNews.com. Free.*

INTERNS WELCOME

The Richmond Review and Sunset Beacon newspapers offer unpaid summer internships to students looking for journalism experience and instruction. For more information, call 415-706-6428 or email Editor@RichmondSunsetNews.com.

OUTER SUNSET FARMERS MARKET AND MERCANTILE

Join us every Sunday at the Outer Sunset Farmers Market and Mercantile, where you can find fresh produce from local farmers and ranchers, enjoy delicious dishes from Outer Sunset eateries and discover unique finds from local makers and artisans. Every Sunday, you can find a revolving series of live performers, engaging activities and exhibitions at the ArtShip and fun zone! Our farmers market accepts WIC, EBT and Market Match! 37th Avenue at Ortega Street, 9 a.m.-2 p.m. Go to sunsetmercantilesf.com or call 415-465-2475 for more details.

PHILANTHROPIST NEEDED

I am a senior lady who needs a place to live at a private residence in the west area of San Francisco. After many months of fruitless searching, I need help from a private philanthropist in order to move beyond this crisis. Having arthiritis, I don't nagivate many flights of stairs or hills. I use public transportation, live quietly, and have excellent references. Call 415-561-9275 if you or someone you know can provide me a home.

'PHOTOS OF THE MONTH' COLUMN ONLINE

Photographers are invited to submit three of their best photos for consideration to be published in the "Photos of the Month" column on RichmondSunsetNews.com. The website averages more than 20,000 views per month. Please submit photos as jpegs, 150 dpi, six inches wide. If you don't know how to size your photos, we can help. While there is no compenation for the submissions, we are planning on awarding a gift to the best photo of the month in the near future. Please submit on the 15th of each month. For more information, email Editor@RichmondSunsetNews.com or call 415-706-6428.

SALVATION ARMY PINEHURST WOMEN'S AUXILIARY DONATION REQUEST

The Salvation Army's Pinehurst Women's Auxiliary is having our annual Spring Festival and Silent Auction Fundraiser on Saturday, June 3, 11 a.m.-3 pm. We are reaching out for your support with a donation of a gift card, product or service for our Silent Auction.
Pinehurst Lodge is a six-month residential treatment facility, located at 2685 30th Ave. in San Francisco's Sunset District. Pinehurst Lodge houses 25 women, providing shelter, food, medical care and clothing without cost to the individual. Counseling, work programs and life skills are also a large part of the program. Pinehurst Lodge has been helping women with recovery since 1975. We welcome all women and have a high rate of success. 100% of the proceeds from our events stay at Pinehurst Lodge and go toward the residents' dental and vision needs, as well as scholarships. We realize most businesses are just now getting back on their feet after the pandemic. However, we hope you will feel it in your heart to consider donating to our very worthy cause. For more information, email nevadasissy@yahoo.com or call 775-220-7733. You can also send mail to Cheryl Gloeckner, 3545 Santiago St., SF, CA 94116.

SFWA GALLERY RECEPTION

San Francisco Women Artists presents "Embracing Nature." Join us for the opening reception on Saturday, May 6, 2-4 p.m. at 647 Irving St. Meet the artists, enjoy the art, refreshments and live music. Learn more at SFWomenArtists.org.

SIDEWALK TALK VOLUNTEER LISTENERS

Sidewalk Talk volunteer listeners will be at the Outer Sunset Farmers Market and Mercantile on Sunday, May 7, 11:30 a.m.-1:30 p.m. in honor of mental health awareness month. Come out and be listened to by one of our compassionate listeners. Share what is on your mind and we will listen with an open heart and open mind. You can also become a member of the Sidewalk Talk community and volunteer to listen by registering online here: sidewalk-talk.org/become-a-listener. We hope to see you there! If you have questions, feel free to reach out to the San Francisco chapter leader for Sidewalk Talk, Aimee Rozen at aimeerozen@gmail.com. Eventbrite link: eventbrite.com/e/sidewalk-talk-at-the-sunset-mercantile-tickets-615164853637. Free.

STAMP COLLECTOR AND STAMP COLLECTIONS

Stamp collector is buying stamps and stamp collections. I am buying "older stamps" from the 1800s to 1930. American Philatelic Society member since 1986. Pictures are appreciated. Call or text message 415-533-0761.

THANK YOU!

Sincere thanks to the Sunset Beacon readers who generously donated to the Nourish Your Neighborhood Newspaper campaign. Your contribution will help keep us financially healthy. To donate, please visit our website to sign up for our Patreon campsign, send a check to: Sunset Beacon, P.O. Box 16035, SF, CA, 94116 or send via PayPal to Editor@RichmondSunsetNews.com. Thank you!

Announcements: $1 per word, 20-word minimum. Share birthdays, weddings, anniversaries, births, obituaries, graduations, sports highlights, business accomplishments, retirements, college admissions, etc.

FREE: Add a name to the monthly birthday list or submit free community events at no charge.

FREE: There is no charge for occasional announcements for small businesses celebrating an anniversary or other significant milestone or event. Send announcement to Editor@RichmondSunsetNews.com.

Announcements will run in the Richmond Review and Sunset Beacon newspapers (36,000 copies) and on RichmondSunsetNews.com (more than 20,000 views per month). Ads must be pre-paid. Deadline: 20th of the month. Mail check to: P.O. Box 16035, S.F., CA 94116. Call 415-706-6428 or email editor@RichmondSunsetNews.com for more details.

Patients Achieve up to 100% Relief From CHRONIC LOWER BACK AND NECK PAIN Without Drugs or Surgery

Are you in pain? Have you tried everything to alleviate your pain without success?

Have you been diagnosed with or feel like you have any of the following?:

- Herniated/Bulging Discs
- Chronic Lower Back or Neck Pain
- Sciatica
- Shooting Pain Down the Leg
- Pinched Nerves
- Numbness, Tingling or Weakness
- Shoulder, Knee or Foot Pain
- Muscle Spasm, Strains or Sprains

How has pain been treated in the past? Are drugs and shots the answer?

Until now, people have masked their pain by frequently taking prescription pain pills or by getting cortisone, epidural or steroid injections. This type of relief masks the cause, is temporary, and more often lead to even more pain, or worse yet, addiction to drugs.

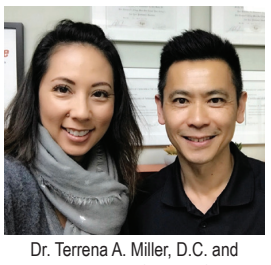
How Pain is Now Being Treated

Until now, drugs and surgery were the ONLY options for back and neck pain. Today, non-surgical spinal decompression has emerged as a leading non-invasive, non-drug solution for your back and neck pain!

To learn more, call (415) 668-2888.

CityPainReliefCenter.com

Mention this ad for the
New Patient Special: $99
Includes consultation, exam and first set of x-rays.



Dr. Terrena A. Miller, D.C. and Dr. Anthony Chau, D.C.

CITY SPINE CENTER
Advanced Non Surgical Pain Relief

DISC CENTERS of AMERICA™ SAN FRANCISCO

JAMES J. RUSSO, CPA
Income Tax Preparation and Planning

On Extension for Taxes?

I can help you finish – I'm ready when you are.
Put my 30 years of experience to work for you!
(I can help with back years, too.)
Call for quote. Prep by appointment or remote.
JamesJRusso@gmail.com / (415) 759-5086

Look for us on Facebook:
SF Sunset Beacon
Visit our website:
RichmondSunsetNews.com

Assembly

Assemblymember Phil Ting

JCYC Assembly Nonprofit of the Year

While serving as your assemblymember in Sacramento, I have been a strong advocate for students from early childhood education through college. Whether it's digging California up from the bottom in per-pupil spending, creating Universal Transitional Kindergarten or providing free school lunches, my goal is to ensure our youth are provided opportunities and resources to succeed.

But the state cannot do it alone. We need community partners to help carry out this mission. The Japanese Community Youth Council (JCYC) has been one of those partners, serving thousands of local young people every year since 1970. While their roots focused on Japanese Americans, they have expanded their reach to all socio-economic and ethnic backgrounds. Their decades-long impact is why I chose them as Assembly District 19's 2023 Nonprofit of the Year.

JCYC offers robust programs, focusing on toddlers to high school seniors, such as child development, leadership training, job readiness and college preparation. Their locations touch every corner of our district from San Francisco's west side to San Mateo County's Daly City.

Its two Chibi Chan preschools, for example, offer a welcoming, nurturing and inclusive learning environment for children aged 2 to 5 years old. Their curriculum is based upon "Project Approach," which takes a topic close to the children's personal experiences and promotes sustained, long-term interest in learning.

As the kids get older, the Educational Talent Search program targets middle school students, giving them access to lunch time and after-school tutors to support their academic success. Field trips and career days are also set up in the hopes of sparking excitement in a possible profession. It's often difficult for youth from under-resourced communities to make connections in a field they're not exposed to. This shows them the possibilities out there.

At the high school level, JCYC offers STEM resources at Galileo and Balboa high schools to nurture interest in science, technology, engineering and math. They prioritize teens who would be the first in their family to attend college. There are also workforce development programs for these older students, giving them opportunities to get a paying job, build relationships and develop skills that will help them succeed in the workplace.

So many graduates of the organization's programs are making a difference today in many sectors across the region. Several have never forgotten who helped put them on the path to success, and they are now ensuring many more generations can benefit from JCYC's offerings. Former participants include Jon Osaki, who is currently JCYC's executive director, and University of California attorney Angus McDonald, who is chair of the non-profit's Board of Directors.

There are numerous similar stories of successful people who have been helped by JCYC. More kids' lives will be impacted for years to come. We are fortunate to have a tireless and committed organization whose work is felt throughout our district.

Congratulations to Japanese Community Youth Council for being named our Nonprofit of the Year and thank you for your dedication to our youth. I cannot wait to honor you in Sacramento on June 7.

Phil Ting represents the 19th Assembly District, which includes the west side of San Francisco along with the communities of Broadmoor, Colma and Daly City as well as part of South San Francisco. Find an archive of his columns at RichmondSunsetNews.com.

Police Blotter

Outstanding Warrant: 2300 Block of 15th Avenue, March 26, 7:21 p.m.

The victim stated that he and the suspect, a roommate, had an altercation. The victim reported that the suspect had thrown away the victim's food and also punched the victim.

A computer check on the suspect revealed an arrest warrant.

The suspect was arrested.

Stolen Vehicle: 1600 Block of 34th Avenue, April 1, 6:31 a.m.

Officers responded to a report of a stolen van.

Officers located two suspects, while a third suspect attempted to immediately flee the scene.

The third suspect was later detained, and after further investigation, all three suspects were cited.

Attempted Robbery, Vandalism to Vehicle: Ulloa Street and Lenox Way, April 3, 12:45 a.m.

The victim said they were in the back seat of their vehicle when the suspect approached and attempted to open the vehicle's door.

After failing, the suspect threw an item at the victim's vehicle and then stabbed the vehicle three times with a knife.

The victim then drove away from the suspect.

Responding officers located the suspect, and after further investigation, the suspect was arrested.

Trespassing, Threats: 2100 Block of 24th Avenue, April 3, 10:27 a.m.

School employees reported that the suspect had entered the school's office in an attempt to fill out paperwork but was recognized for their previous history of trespassing at multiple other schools.

Security escorted the suspect out, but the suspect attempted to regain entry and a physical altercation occurred.

Responding officers arrived at the location and, after further investigation, the suspect was arrested.

Traffic Violation: Santiago Street and 19th Avenue, April 4, 9:29 p.m.

Officers were on patrol when they observed a vehicle making a left turn on 19th Avenue, despite multiple posted signs forbidding the turn.

The officers conducted a traffic stop and a computer check revealed that the driver had never been issued a license.

The driver was cited.

Battery: Sloat Boulevard, April 5, 5:44 p.m.

The victim told officer they had changed lanes right before a red light and stopped when the suspect, who had been driving behind the victim, walked up and spat at the victim's window.

The victim drove away but the suspect followed the victim. The victim then stopped the vehicle and the suspect walked up again and started taking photos of the victim. The victim exited the vehicle and also took photos of the suspect. The suspect responded by throwing the victim to the ground before driving away.

Outstanding Warrant: 41st Avenue and Lincoln Way, April 6, 2:29 p.m.

Officers responded to a report of a suspect who was walking in and out of traffic while throwing small objects at passing vehicles.

Responding officers located the suspect, based on a victim's statement. The victim declined to press charges, but a computer check revealed an arrest warrant.

The suspect was arrested.

Battery: 3200 Block of 20th Avenue, April 7, 3:52 p.m.

Officers responded to a report of a battery.

The victim, a loss prevention officer, stated that a known suspect who had a history of being detained in the past for stealing merchandise was observed shoplifting in the store again. The suspect complied and removed the stolen items from their backpack when confronted by the victim.

The victim then escorted the suspect outside and the suspect punched the victim before leaving the area.

Stolen License Plate, Evading Police: 4200 Block of Pacheco Street, April 7, 8:46 a.m.

Taraval Station received a report of a suspicious vehicle with two suspects inside.

Responding officers arrived at the location and a computer check revealed the license plate did not match the vehicle.

The officers attempted to make contact with the suspects, who were sleeping inside the vehicle, but the driver immediately drove off in an unsafe manner and sped through a nearby crosswalk without slowing down or stopping.

Battery: 800 Block of Ulloa Street, April 13, 6:33 p.m.

The victim, a Muni agent, reported the suspect entered the station with a bicycle and was told that bicycles were not allowed unless it could be broken down into smaller pieces. The suspect responded angrily and punched the victim's face.

Robbery: Pacheco Street and 28th Avenue, April 20, 12:23 p.m.

Officers responded to a report of a robbery. The victim said she was walking when the suspect grabbed her purse. A struggle ensued until the suspect kicked the victim, causing the victim to let go of the purse.

Both suspects then fled the area in a nearby vehicle.

The witness, who also obtained the suspects' license plate number, said they were walking nearby when they observed two suspects running and the victim on the ground.

Battery: 1900 Block of 22nd Avenue, April 26, 9:49 p.m.

Officers responded to a hospital regarding an incident of battery. The victim stated that they had confronted the suspect, a renter, about outstanding rent. The suspect responded angrily and pushed the victim.

Discharging a Firearm: 1600 Block of 32nd Avenue, April 27, 2:50 a.m.

The victim, who was inside their house, heard suspicious noises outside and went to investigate.

When the victim exited the house they observed three suspects attempting to steal a neighbor's catalytic converter. The victim yelled at the suspect who responded by getting back into their vehicle and firing shots before fleeing the area.

SELLING. BUYING. LEASING.
THINKING TO SELL? NO UPFRONT COST UNTIL CLOSING
Contact me today to get started.
DITA S. SAJID
Broker Associate, Realtor®, CIPS
C. 415.412.3527 | D. 415.682.6603
dita.sajid@cbnorcal.com | ditarealtor.com
CalRE 01899940
COLDWELL BANKER REALTY

ALL GREAT BUSINESSES ADVERTISE

Keep your business "top of mind" with an affordable local ad in the Sunset Beacon and/or on our website: RichmondSunsetNews.com
For rates, email Editor@RichmondSunsetNews.com or call 415-706-6428.

2700 Sloat Blvd.

Continued from page 1

Artist's illustration of the developer's proposed project at 2700 Sloat Blvd., now the location of the Sloat Garden Center. Courtesy graphic.

114 two-bedrooms and 70 three-bedrooms, along with a two-level underground parking garage for 212 cars and street-level commercial spaces on the ground floor.

Because the project developer, CH Planning, will use the California State Density Bonus program, the new building would include 115 "affordable" units of housing. These units will be offered at 80% of the Area Median Income (AMI) as calculated by the U.S. Department of Housing and Urban Development.

In San Francisco, 100% AMI works out to $97,000 annually for a single person, $110,850 for two people, $124,700 for three and $138,550 for four in a household.

But critics of the project are not just limited to locals with a petition.

District 4 Supervisor Joel Engardio told the San Francisco Chronicle that while he supports more housing, especially for families, he would favor a six-story building with courtyards and ground-floor retail over this project, which he said is not realistic.

Also skeptical of the project is the SF Planning Department, which is currently reviewing it but has yet to make any final decisions.

"The developer is trying to use a 50% bonus to build a nearly 600-foot-tall building in a 100-foot height district. The math just doesn't work," the department's Chief-of-Staff Dan Sider said in an email.

"We're still in the very early days of the review process," he said. "Two weeks ago, we received new plans that reflect a wholly different project than what was last submitted – at the end of 2021. Rather than reviewing a 12-story building, we're now being asked to review a 50-story building."

The department suggests that the developer move forward with the project as four separate buildings of no more than 100 feet tall each, which would comply with the height limit.

CH Planning's manager in charge of the project, Raelynn Hickey, rejects this and argues that the City has no choice but to approve the current proposal.

She agrees that she could build four or six towers up to the 100-foot limit with a resulting 337,000 residential square foot number, the maximum the department currently would allow with their count, yet that's just for a start.

"Once that maximum residential square foot number is arrived at, you multiply it by the bonus percentage allowed by the State Density Bonus Law (SDBL) and then add that additional bonus square feet to the calculated zoned maximum to arrive at the total maximum residential square feet that can be built on the Sloat site," Hickey explained in an email. "We are providing enough affordable housing to qualify for a 50% bonus under the (SDBL) which, when applied, increases the size of the permitted residential build-out on the site to 506,000 square feet.

"As long as all of the 506,000 square feet is on one development site … the residential square feet is a single project which, pursuant to the (SDBL), can be shaped into a single building on the Sloat site."

Hickey claims that the department previously agreed with this method of merging the maximum residential square feet on a project site.

"Planning has decided all by themselves to change their policies and no longer allow the merging of the calculated maximum residential square feet," she said. "Planning is now insisting we need to build it back using the same number of buildings we used to calculate the maximum residential square feet. Fortunately, what Planning is trying to do is in violation of numerous state housing laws."

Albert Chow is the president of People of Parkside Sunset (POPS). Although that group has yet to take a position on this latest proposal, he doesn't like it either.

"The Westerly, which is right next to it, is only five or six stories tall and it has not even sold all its units," Chow said. "Speaking for myself, I think it is a monstrosity that is completely out of character with the neighborhood. And I fear that if they pass this one, then they'll just say 'oh, well if you can pass this 50-story then we can build other ones,' and we'll be like Miami Beach."

Lazear also mentioned the Westerly, which opened a few years ago.

"I have no idea why they think a 50-story, 712-unit is going to do any better, be more successful in selling all those units and or occupying the commercial space," she said. "It's going to create a bigger problem in the neighborhood with traffic and parking."

Hickey explained that although the building will provide 212 parking spaces, it will be reserved for a carshare program so there will be no private parking on the site.

"We are providing a large enough carshare fleet to encourage all prospective residents to either sell their car or not buy one," she said. "They simply won't need one. Since the Carshare fleet will be available to the neighborhood, we're hoping it will convince some people in the immediate area that they also don't need to own a car."

Shawna J. McGrew is also involved in the petition drive against the project and traffic was on her mind as well when she compared Sloat Boulevard to a freeway on the weekends.

"Can you imagine putting 700 more people down there?" she said. "Have you seen 19th Avenue? Have you seen Sunset Boulevard? Have you seen the line trying to get into the City from Daly City every morning?"

As for Muni, she thinks the public transportation system will be overburdened.

"It's going to have a devastating effect on trying to transport people downtown or wherever," she said. "Muni is not going to be able to take, I don't think, the more influx of people. This has people riled up."

Westside Cannabis Dispensaries Targeted in Recent Wave of Robberies

By Thomas K. Pendergast

Cannabis club owners and employees are on edge about the increase in thefts and robberies during the last few months, including one in the Richmond District that was burglarized recently. Some are demanding more support from authorities.

There are at least six clubs on the west side, three in the Richmond and three in the Sunset. Police stations in both districts are experiencing staffing shortages.

Duncan Ley owns the California Street Cannabis Company, which was burglarized in January at about 2 a.m. on a Wednesday morning.

Ley said the burglars pried open the outer security gate. After watching the store security camera footage, he estimates it took them about 10-to-12 minutes to get through the first door. About half a dozen of the suspects got through the second door much quicker, setting off the alarm. It took them about six minutes to loot the shop.

"They were clearly professional," Ley said.

He said it took police about 12 minutes to respond even though the Richmond police station is only a few blocks from his store. Ley recognizes that the department is understaffed.

"If they're out responding to some junkies on Ocean Beach, it's going to take them 12 minutes to get here even at full speed coming down Geary," he said. "Crime is rampant in this City. Criminals operate with impunity. I think the police response time was (inadequate). I'm aware of their under-staffing issues, but by no means am I letting them off the hook."

At a town hall meeting last March, Richmond Station Capt. Chris Canning said police were "suffering from staffing duress." He explained that four years ago that station had more than 90 assigned police officers, not including sergeants, lieutenants and him.

He acknowledged that the staff count has dropped dramatically.

Today, the head count is "in the low 50s," Canning said. "This is a 24-7 operation. I've got about six main shifts to fill."

"The financial loss was not insignificant," Ley said "I'm still waiting for an insurance claim to process, so we're in limbo. I've got to have products on the shelves to serve our customers. And I've got to pay our staff."

He said the criminals are becoming more emboldened because there has been no organized response to stop this.

"These guys just waltz in here and steal our product," Ley lamented. "Nobody seems to be coming to help us. Nobody seems to care."

Sunset District resident Ali Jamalian cares a lot about the cannabis club crime spree.

As chairman of the SF Cannabis Oversight Committee, president of the California State Cannabis Advisory Committee to the Department of Cannabis Control and owner of Sunset Connect, a manufacturer of pre-rolls, topicals, hash products and the like, Jamalian is keenly aware of the problem, especially after his own business was burglarized.

"The burglars did run away because they heard the sirens," Jamalian said. "What was disappointing was that SFPD literally pulled up behind them, like five feet behind them, when they'd just got in the car to leave. And it was like three in the morning; they could have pursued them and they didn't."

Jamalian blames SF Police Commission policy for that, which is when it becomes apparent the benefits of immediate apprehension are clearly outweighed by an unreasonable danger to the officer or others, the officer shall not initiate a pursuit.

He thinks the burglars know this as well.

"I think they're becoming emboldened because their success rate is nearly 100%," Jamalian said. "If you're doing something and you have that kind of success rate, why would you stop doing it? So, that's our common consensus at Sunset Connect. Most of my employees and staff are just shaking their heads and saying 'well these guys have a 100% success rate. They're not going to stop.'"

The danger to employees also seems to be escalating.

In February, a worker at the cannabis club Stiizy, in the SoMa area, was kidnapped at gunpoint and forced to open up that store and locked areas inside.

Jamalian said these are organized gangs and they are getting more sophisticated.

"It's more of an industry inside job," he said. "I don't think anybody is actually putting out the implication that it's one of the former employees of any of these dispensaries. There seems to be a rumor out there that one of the guys from this crew used to work for a large distributor that works California-wide, which would sort of explain why they have access to all of these addresses.

"The fact that when they get into a cannabis premises – even though, in our case, they clearly didn't know the premises – they hadn't been there before, but they knew how to move around and look for the right things. And that's what most of us operators are hung up on; that they know what they're looking for."

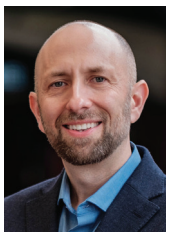
Jason Paul, owner of Cannabis Cultures in the Sunset District, agrees "100%" that inside information is being passed around.

Although so far his store has not been hit, he is also suspicious about how these crimes are escalating.

"Someone doesn't just follow someone home and all of a sudden kidnap them and take them to the store to force them to open," Paul said. "There's got

Continued on page 11

City Hall



Supervisor Joel Engardio

Putting Crime in Context

The stabbing murder of tech executive Bob Lee in downtown San Francisco last month made international news. The headlines generated a lot of fear, which is why I did a series of media interviews to put the crime into context.

The most surprising interview was with TMZ. They provided nearly eight minutes (an eternity in TV) for a measured discussion about crime in San Francisco. Many people watch TMZ and I want to connect with people wherever they're at.

I encourage everyone to watch the full TMZ interview here: engardio.com/blog/tmz.

Crime in Context

At the start of the TMZ interview, I noted that murder is rare in San Francisco. The most violent year in San Francisco history was 1977. We had 142 murders that year. Last year we had 56.

I also cautioned that we shouldn't conflate Bob Lee's murder with other concerns, like homelessness. I noted that Lee's murder was still under investigation and we shouldn't jump to conclusions about the cause. Eventually we learned that Lee was killed by someone he knew and it was not a random attack.

I mentioned which crimes are actually on the rise in San Francisco and causing concern. While murder is low, we have to stay focused on the open-air drug dealing, property crime, catalytic converter thefts and assaults on elders and youth that are making residents feel unsafe.

Frustrated Residents

I want to acknowledge that there is a frustration among residents, wondering when things will get better.

Things aren't happening as fast as residents deserve for a number of reasons. We're short more than 500 police officers and we're not able to hire enough replacements. Too few people are willing to be police officers in San Francisco. They don't feel supported. They don't want the job after politicians have been calling for defund and disband – despite our police department being a leader in reform.

Our new district attorney is still rebuilding the prosecution office dismantled by her predecessor. The mayor struggles to find a majority of supervisors to back her initiatives. Our city attorney is appealing rulings by judges that prevent San Francisco from clearing unsafe encampments, even when we offer shelter and services.

These are explanations, not excuses. Police need to be more efficient with what they have. The district attorney needs to prosecute with what she has.

It's my job at the Board of Supervisors to fight for the resources our police department and district attorney need to do their job.

I believe we must enforce laws, make arrests and prosecute crime. We also must provide shelter and treatment – compelled when necessary – to people suffering from homelessness, addiction and mental illness. It's the only way we can have clean streets that are safe for everyone.

Reasons for Hope

Bringing the retired police officer program to the Sunset was a priority for me. It's finally here. These officers are a welcome sight! They will help fill the gap as we recruit and hire enough new officers to address San Francisco's severe police shortage.

The retired officers will walk Irving and Noriega streets armed with radios to call for full-time officers when needed. They will work until 8 p.m., including weekends.

We still need to hire more police officers for both the daytime and overnight shift. I'm also working on installing more security cameras on Sunset merchant corridors that police can access to catch burglars and graffiti taggers.

The City we Deserve

We deserve a San Francisco where all residents feel safe – a well-run city where a diverse population of families and small businesses can thrive.

This vision is possible when we realize that lasting public safety depends on more than the number of people we arrest, prosecute and put in jail. The ultimate way to stop crime is to create an equitable society where education, health care, housing and employment are accessible to all.

Solving the underlying causes of crime will take a regional, state and national effort. It will also take time to transform communities to the point where crime is a less appealing option. Until then, we can't forget about the victims of crime whose trauma must be addressed.

I also want to remind everyone that San Francisco is not a dystopian city. There is still a lot of beauty and joy here. We must celebrate that joy and encourage more as we work to create our best San Francisco.

Joel Engardio is the District 4 representative on the San Francisco Board of Supervisors. He can be reached at engardiostaff@sfgov.org.

Firefighting Water System

Continued from page 1

Utilities Commission looked at future performance requirements for the EFWS based on population and development projections to the year 2050. That reports concludes that it would cost a total of nearly $2 billion in current dollars, nearly $3 billion if completed by 2034 and $4 billion if completed by 2046.

In March 2020, SF voters approved a $628.5 million bond measure to fund upgrades and improvements to the City's firefighting infrastructure, part of which is for expanding the EFWS system into westside neighborhoods. But, according to the recent study, this will not be enough.

"The large EFWS extension and citywide capacity upgrades identified in the EFWS 2050 Planning Study require much greater investment than projected funding levels and borrowing capacity allow," the report concludes. "While General Obligation (G.O.) and water revenue bonds comprise the bulk of the funding to date, the EFWS competes with other urgent capital needs throughout the City for future allocations of these funds. The City should continue to make incremental allocations … to the EFWS, as funding and other priorities allow. Concomitantly, developer agreements, and Mello-Roos financing through a Community Facilities District can provide a supplementary source of funding for the system.

"The G.O. bonds are the most cost-effective financing mechanism. However, limitations on debt capacity necessitate the exploration of other funding options," the study concludes.

These other options are Fire Protection Fees through an Impact Fee; Mello-Roos Bonds through a Community Facilities District; a temporary water utility user surcharge; Tax Increment Financing Districts and federal grant funding.

That last source from the Feds comes with a caveat.

"Grant funds could be sought to retrofit existing utility systems, but not for the expansion of fire suppression systems like EFWS," according to the study. "Grant funds could be sought to reduce the risk of ignition through gas-shut-off values or building materials. In addition, a project must be considered cost effective in order to be eligible."

Retired SF Fire Department (SFFD) Assistant Deputy Chief Tom Doudiet was one of the first to raise the alarm about the lack of action to expand the EFWS pipelines westward.

In an emailed response for comment, he said the proposal to expand the system to the western and southern neighborhoods goes back to the 1960s as part of the SFFD's master plan. Since then, a Civil Grand Jury (CGJ) reported on the subject in 2003 and more recently another CGJ called for its expansion in 2019.

"That the City seems to finally have begun to consider how the expansion into the 15 unprotected residential neighborhoods might plausibly be funded, 60 years after the initial proposals by the SFFD, speaks volumes about our collective ignorance/amnesia/indifference/complacency about the history and geologic realities of living in the Bay Area; the fundamental lack of understanding that when the long-anticipated 7.9 earthquake finally strikes on one of our four major earthquake faults, 80% of the property damage and loss of life San Francisco will not be the result not of shaking, but of fires," Doudiet said.

Black-topped EFWS hydrants reach west as far as 19th Avenue in the Sunset District (above) and red-topped EFWS hydrants go west as far as 12th Avenue in the Richmond District. The west sides of both districts are only equipped with the regular white hydrants without the resilience and high-pressure capabilities of the EFWS. *Photo by Thomas K. Pendergast.*

"The cost estimates, of course, accelerate the longer the completion of the high-pressure hydrant expansion project is pushed out. The 2034 date was suggested by the 2019 CGJ report because 15 years seemed like a generous amount of time for the project to be completed, especially considering that between 1908 and 1913 city engineers were able to design, install and put into service the 10.5-million-gallon Twin Peaks Reservoir, two saltwater pump stations, five saltwater fireboat manifolds and 887 high-pressure hydrants, while armed with only slide rules, paper and pencils, and basic engineering competence – in other words, none of the hi-tech tools today's engineers have at their disposal."

In the meantime, hose tender fire trucks, which cost about $1 million each, could extend the system out into neighborhoods that aren't covered now.

"Each hose tender can lay out about 4,000 feet of hose, so nearly close to a mile," SFFD Deputy Assistant Fire Chief Tom O'Connor said in 2021. "We can relay water and create an above-ground water main if the other water mains break. It's not a perfect solution, but it's the best solution we have until the (EFWS) system does get built out. Right now, in the pipeline we have money for three new ones to add to it, because the Grand Jury report called for an additional 20."

The SFFD has four of the trucks in service now, but these older models are limited by the fact that they have no water pumps, so they still require a regular fire truck engine to pump water out of cisterns or lakes. In the event of a major conflagration after an earthquake, this could lead to a shortage of available fire trucks.

Frank Blackburn retired from the SFFD in 1991 as an assistant chief after a 32-year career with the department. He was also the director for earthquake preparedness.

"The use of existing G.O. Bond money and Revenue Bond money is good, and if a bond issue is not possible for immediate additional use, then use of funding from a charge for Fire Protection, such as on a sewer surcharge of water bills, with the charge based upon the usage of each water meter. That way each would pay their fair share based on current use, commercial and high rises more than single-family homes to keep things fair," Blackburn wrote

Continued on page 11

Filmmaker With Inner Sunset Roots Debuts 'How to Have an American Baby'

Continued from page 1

commodified this idea of how to have an American baby was. There's usually a discrepancy between the dream that you are sold and what you get."

When Tai filmed a marketing pitch in China, it took place at a hotel conference room and the meeting resembled a slick timeshare presentation. Typically, the cost of a package was between $40,000 and $80,000, not including airfare, medical expenses and miscellaneous fees.

Tai got the idea for the documentary from a friend, film/video producer Chocho Tang, whom she met at the Beijing-based studio Caochangdi Workstation, where independent filmmakers were thriving.

It was the fall of 2014, a week after Tai got married, when Tang called her from one of the smaller maternity hotel operations in Rowland Heights, urging Tai to get down there. Tang was, in fact, having an American baby of her own, renting one of the six bedrooms occupied by pregnant Chinese women. On the outside, it looked like just another single-family home.

When filming, Tai stayed inside the maternity hotel.

"They wanted me there," she said. "My access was entirely due to being a one-woman band. Being a young woman holding a smallish camera is entirely unthreatening. I was able to be nimble. It was a huge advantage. I don't think I would have been able to get any of the footage had I not been by myself."

A scene at a beach in Southern California features a few of the women who traveled from China to give birth in the U.S. In the documentary, "How to Have an American Baby," the women temporarily live in maternity hotels. *Courtesy photo.*

She shot more than 200 hours of footage. The storytelling is edited into interwoven vignettes. "How to Have an American Baby" is less about providing information and statistics of the industry and more about the human struggle of the proprietors, the caregivers and the soon-to-be-mothers.

"If you watch the film, it's painful," said Tai. "Not everybody is getting what they wanted. Everyone's just trying to survive."

The world premiere (with three sold-out screenings) was held at the True/False Film Festival in Columbia, Missouri, in early March, just four weeks after Tai had given birth to her first child, a daughter. The Bodega Bay resident is excited about the West Coast premiere, which will be shown during the San Francisco Documentary Film Festival, June 1-11. It will also air on PBS toward the end of the year.

"This is a huge homecoming," said Tai. "Everybody I know has known I've been working on this for the last nine years. I am thrilled that all my friends, my family and San Francisco lovers of documentaries can finally see it."

"How to Have an American Baby," the Centerpiece Film at the San Francisco Documentary Film Festival, will screen on June 3, 4:30 p.m., at the Roxie Theatre. For more information, go to sfindie.com.

Cannabis Club Robberies

Continued from page 9

to be some kind of point of contact or some relationship there. That's typically what happens. There's someone on the inside who knows something that's getting these people the information, the intelligence to even pull off something like that."

He is also worried that these crimes will stigmatize cannabis clubs more than they already have been.

"Neighborhoods have a misconception. They think that because it's cannabis, it's going to bring a lot of the bad element there," he said. "But this has been going on forever. Businesses get robbed in the Sunset. Shoe businesses get robbed in the Sunset. It's not just the cannabis.

"People are just getting desperate. It's the times."

Jamalian agrees that these burglaries are part of a larger crime trend in general.

"I think that's more of a recent development that sort of goes hand in hand with the general rise in property crimes and violent crimes in San Francisco," he said. "As someone who has been in the cannabis industry in the City since 1999, these are some of the scariest and most disturbing times I've gone through.

"These robberies and these burglaries do not help our argument that we work so hard to substantiate with data that it makes places safer. So this is very counterproductive to that. I don't think anybody would argue that. That's not a good look, I agree."

Ley also rejects the idea that cannabis clubs bring a bad element to a neighborhood.

"When somebody comes out to say that it's going to bring an unsavory clientele, that's just an old racist trope; that's baloney," Ley said. "We're being robbed because we have a product, the same as when a Luis Vuitton store would be robbed. The same as a store with any high-priced merchandise is going to get robbed."

"This isn't just a cannabis issue," Ley said. "It's really not all that different with what's happening with catalytic converters. It's the same organized activity, fencing operations. It's just different groups are doing different crimes. Who is chasing them down?"

"We're the victims of inaction at the city and the state level."

Firefighting

Continued from page 10

in an emailed response. "In 1986, I was on a committee with the SFWD and the City Controller's office in researching such additional funding methods."

The current plan would pump water out of Lake Merced as a backup source and send it north. However, questions remain if there would be enough pressure available from that source to do any good in the outer or middle Richmond District.

That's why some, like Blackburn, are calling for the installation of a saltwater pump near the northern end of Ocean Beach.

"What is missing from this project is the recommended underground high-pressure saltwater pump station at the foot of Fulton Street," he said. "This pump station is needed for supply from the Pacific Ocean, with unlimited volume available, and recommended by the Civil Grand Jury report of this matter and consultants to the SFPUC."

Dick Morten was on an advisory committee for seismic safety to Mayor Gavin Newsom in 2010 and he said the cost would have been cheaper if the City had acted after the first CGJ report in 2003.

"It has gone up because of dereliction on the part of the City not to do something," Morten said. "They are basically sleepwalking toward conflagration."

Find a link to our ongoing comprehensive coverage of local firefighting challenges on the home page of RichmondSunsetNews.com.

Sending lots of wedding day love to:

Mike and Alyssa

&

Caley and Max!

From your Kirby Cove friends.

Honor, Remember and Support

MEMORIAL DAY

USS San Francisco Ceremony
Sunday, May 28, noon, (11:30 a.m. arrival)
Lands End
ca38foundation@gmail.com (rsvp)

San Francisco National Cemetery (Presidio)
Monday, May 29, 11 a.m. (Band at 10:30 a.m.)
presidio@presidiotrust.gov

Golden Gate National Cemetery
Monday, May 29, noon
1300 Sneath Lane, San Bruno CA
Veterans of Foreign Wars Community Service Project

Commentary

Noma Faingold

W. Kamau Bell Goes His Own Way

(The following is a sample of Noma Faingold's online column, "Overtures and Undertows." RichmondSunsetNews.com)

W. Kamau Bell, 50, may have started out as a stand-up comedian in the 1990s, but he realized early on that he had to widen his vision of a career in show business.

While living in San Francisco's Inner Sunset District for 11 years, Palo Alto-born Bell honed his craft. He saw many of his comedian peers heading to Los Angeles to try to land a sitcom, stand-up special and/or make money in commercials.

"I went my own way," he said.

A seed was planted in 2001 when Bay Area actor/writer Bruce Pachtman asked Bell to direct one of his solo shows.

"That led me to where I am now," Bell said.

He is now a prolific documentary filmmaker, who tackles politically conscious and socially relevant topics, such as his latest project, "1000% Me: Growing Up Mixed," a family-friendly, hour-long look at what it's like today to grow up mixed race.

The doc, produced by HBO (streaming in May), was screened during the San Francisco International Film Festival on April 22 at Berkeley Art Museum Pacific Film Archive (BAMPFA).

"1000% Me" is perhaps Bell's most personal documentary to date. The idea came to him through observing his three mixed-race daughters, Sami, 12, Juno, 8, and Asha, 5. Bell, who is black, and his wife, Melissa, who is white, have been married since 2009 and they currently live in Oakland.

In the opening scenes, he captures his children on film as well-adjusted on the subject of race and personal identity. Initially, Bell interviewed other Bay Area mixed-race kids and their families, some of whom were friends of his daughters.

W. Kamau Bell. ***Courtesy photo.***

"We were going to go around the country and do this, but I realized this was a good place to film," he said. "It's really a love letter to the Bay Area."

Telling just a handful of stories of children who are mixed in different ways, including Black/Chinese, Filipino/white and South Asian/Black, he kept the piece from getting diluted.

"I wanted the viewer to really get to know these kids. I let them talk and they could feel like the expert," Bell said. "People are going to be surprised at their knowledge base and ability to talk about painful things without causing them pain. They are deep, smart and compelling. They're prepared to be the leaders of tomorrow."

The film carries a light and hopeful tone, which likely wouldn't have been the case a generation ago or even if he had filmed in other parts of the country right now.

"I wanted it to be something families can sit down and watch. It's really a conversation starter," he said. "I would like it to be shown in schools."

Bell has long established himself as an artist and activist willing to confront and try to make sense of uncomfortable topics, such as in two award-winning docuseries, "United Shades of America," which ran for three seasons on CNN and Showtime's, "We Need to Talk About Cosby" (2022). Last year, he also co-wrote a New York Times best-selling interactive workbook with Kate Schatz titled, "Do the Work! An Antiracist Activity Book."

"I'm always drawn to difficult conversations," he said.

The next project for Bell, the ACLU Celebrity Ambassador for Racial Justice, is to publish a children's version of, "Do the Work! An Antiracist Activity Book."

"At this moment, it's about being on the right side of history," he said. "All of us who can, need to do something."

Learn more at sffilm.org/event/1000-me-growing-up-mixed-creating-things-southern-afternoon/.

W. Kamau Bell. ***Courtesy photo.***

FOR LEASE

Prime Inner Sunset Storefront!

1821 Irving St.
556 SF plus
bonus 372 SF Mezzanine

For more information,
Call 415-752-3605 x 120

Cournale&Co.
REAL ESTATE • SINCE 1945

Sales • Management • Loans
4360 Geary Blvd. at 10th Ave.
www.cournaleco.com

ENROLLEMENT NOW OPEN FOR 2023-2024

CHRISTIAN HEARTS COMMUNITY SPIRITS CLASSICAL MINDS EDUCATION WITH INTEGRITY

ST. JOHN OF SAN FRANCISCO
ORTHODOX ACADEMY
THE ONLY CLASSICAL ORTHODOX ACADEMY IN THE BAY AREA

WE ARE:

· PAN ORTHODOX
· K-12 FULL-TIME DAY SCHOOL
· WARM AND NURTURING
· FULLY ACCREDITED BY WASC
· COLLEGE PREPARATORY CURRICULUM

6210 Geary Blvd.
San Francisco, Ca 94121
Tel: (415) 221-3484
www.stjohnsacademysf.org

'Then and Now': Ocean Beach at Taraval Street

Left: This photo from April 2, 1931, shows a damaged western portal (Ocean Beach side), a pedestrian tunnel at the foot of Taraval Street under the Upper Great Highway. *Photo courtesy of a private collector/Western Neighborhoods Project/OpenSFHistory.* Right: A man with two children climb the sand dune between the beach and Taraval Street where the tunnel once existed. Photo taken on April 27, 2023. *Photo by Michael Durand.*

Letters to the Editor

Editor:

My family lives in the Sunset and we enjoy your paper.

I wanted to pass along what might be newsworthy in the Sunset. If not, at least we're proud of him.

Our son, Miles Keane, is receiving the Steve Negoesco High School Soccer Player of the Year award. Miles was captain of Lowell's soccer team, a member of the SF Glens MLS Next team that made it to the national championship in 2022, first time SF all-city twice, winner of the SF Goalkeeper of the Year award in 2022 and will be playing goalkeeper at Western Washington University starting this fall.

Christopher J. Keane

***Editor's note:** This letter was published on our website along with photos of Miles. Congratulations and best of luck at Western Washington University, Miles!*

Editor:

Joel Engardio's latest column contains numerous distortions and unsupportable assertions.

First of all, it is necessary to realize that economic and social inequality have much to do with the crimes against property that constitute the vast majority of arrests in San Francisco.

Gangs fighting gangs at Stonestown are likely a one-time phenomenon, as were the mass thefts at Union Square. We need to investigate the causes of this violence and deal with it. In the first case we should have identified the children involved and have had a social worker visit their parents. In the second case, stationing police to hang out in Union Square daily on an annual basis is a complete waste of money. Police need to find the perpetrators of these thefts. As with the theft of frames from eyeglass stores, and the sometimes violent removal of catalytic converters from cars, there are resellers involved. Why is it that investigators are not arresting the drug sellers' suppliers or higher ups in theft rings?

One reason police have a hard time attracting workers is the same reason that we have a hard time attracting school teachers. While $103,116 for new hires is a huge chunk of change (and twice the $53,143 entry-level teachers receive), it is still not sufficient for our officers to raise a family here. This is also why many police do not reside in the communities they represent.

As far as putting more police on the streets goes, apparently past D-4 supervisors have not been successful in advocating for more cops. Engardio maintains that "a number of city supervisors have called for defunding or even disbanding the San Francisco Police Department in recent years." Can he please name these supervisors?

And, given the fact that the SFPD has cut down at least 58 individuals in the City since 2000 (according to Mission Local), many of whom were mentally ill and/or unhoused, can he clearly explain why he is against redirecting spending towards more crime-circumventing social services? Activists and others routinely dispute that the police always do "good work" and that "SFPD is a model of reform." Its particular "culture" does not appear to be changing, here or elsewhere. Nor have Supervisor Engardio's pro-incarceration views moderated.

It's time for both the police and the supervisor to have a rethink. Our present lock-em-up-and-forget-em system has failed.

Harry S. Pariser

Send letters to: Editor@RichmondSunsetNews.com, or Sunset Beacon, P.O. Box 16035, SF, CA 94116

Find more letters online: RichmondSunsetNews.com

Need Expert Professional
Real Estate Services?

Contact **John Lee** *today for a free consultation:*
(415) 465-0505 or johnlee@isellsf.com

As your Trusted Advisor
I will listen carefully to all your real estate needs and desires, and share with you my experience, perspective, and expertise.

As your Skilled Negotiator
I will help you explore all options. I will respect your confidentiality. I will steadfastly represent your best interests.

As your Expert Facilitator
I will assemble, coordinate, and assist your team of service providers. I will lead your transaction to a successful close.

Smart. Empathic. Experienced. Dedicated.

COMPASS

Serving as your local newspaper columnist for the past 25 years!
www.isellsf.com

OUTER SUNSET FARMERS MARKET & MERCANTILE

ARTS & CRAFTS
YOGA & MUSIC
OUTDOOR DINING
COMMUNITY & CAUSES
MERCHANTS & MAKERS
FRESH PRODUCE LOCAL FARMS

Sundays 9-2pm
WIC & EBT ACCEPTED
now offering MARKET MATCH!
year-round
RAIN OR SHINE
37th Avenue @ Ortega-Quintara
For more info call 415.633.6675 or visit sunsetmercantilesf.com

All Sunset Mercantile events are smoke-free pursuant to SF Health Code Article 19L.

feed · cruise · People of Parkside Sunset · San Francisco Office of Economic & Workforce Development · Sunset Roasters 94122 San Francisco, CA · Great Wall Hardware Co. · Green Apple Books San Francisco · Brothers Pizza 415-753-6004 brotherspizzasf.net · En2action engage · empower · act · San Franpsycho · Sunset Jiu Jitsu San Francisco · Sunset Mercantile Eat, Drink, Shop, Play Connect, and Be Local

Historian and Author Lorri Ungaretti Sings the Praises of SF's Westside Neighborhoods

By Jan Robbins

With the exception of Golden Gate Park, San Francisco's Sunset District is well off the beaten tourist track. The sprawling neighborhood bordering the south side of Golden Gate Park has its attractions – Ocean Beach, Stern Grove, Depression-era murals – but its foggy weather, wide and sometimes treeless streets, and row upon row of lookalike, single-family homes and boxy fourplexes hardly make it a travel destination.

But Lorri Ungaretti knows of its many pleasures, both simple and sophisticated. She turned a native daughter's curiosity about her childhood neighborhood into a late-in-life career as a chronicler of the district and its history.

"People thought the Sunset was so boring, that it didn't have any history," said Ungaretti, now 70. "I proved them wrong."

When she could find no books on the history of the Sunset, her mother, Dorothy Bryant, a playwright and novelist, told her she should create one. So, at 51, she embarked on a career as a local historian and writer.

"I loved spending so much time finding out about it and putting together pieces of the puzzle," she said.

Over the years she has supported herself as a substitute teacher, a writer of marketing materials for two law schools and an editor of supplemental materials for teachers. She also wrote a monthly column informing teachers about affordable classroom aids. She is a member of the San Francisco Historical Society and managing editor of its journal, "The Argonaut." And, for the past 15 years, she has been giving historical presentations to various city organizations and on Zoom for groups around the country.

But her main claim to local fame is the five history books she has written, including two on the Sunset District: "San Francisco's Sunset District" (2003) and "Stories in the Sand: San Francisco's Sunset District, 1847-1964 (2012)," which she purposely ended in the year of Proposition 14. It was "mostly so that I could include the Rumford Fair Housing Act (1963) and the 1964 State Proposition 14," she said. The latter legislation, overturned two years later, allowed California residents to refuse to rent or sell residential property to anyone. "I was only 12 years old, but I knew that Proposition 14 was evil," she said.

Sunset native's determination to show district past fascinating not boring sparks late-in-life career as San Francisco historian
April 17, 2023

Cover photo from San Francisco Senior Beat website for its story on Lorri Ungaretti. ***Photo courtesy of San Francisco Senior Beat.***

In 2014, she focused on the whole of the city's west side in "Legendary Locals of San Francisco's Richmond, Sunset, and Golden Gate Park."

In the Sunset of Ungaretti's youth, children played in the streets. There weren't stop signs at every street corner, but drivers weren't so aggressive. Residents didn't park on the street; they kept their cars in their garages.

Sunset houses began to overtake the dunes in 1936. The wide road down the middle of the photograph is Ortega Street. ***Photo courtesy of Lorri Ungaretti.***

The beach was nearly 30 blocks away, and her parents worried about the undertow, so she didn't play there. But there was the Fleishhacker saltwater swimming pool and the Playland amusement park.

"We went there, but only when our mother drove us," she said, because it was also far from her home. "We spent most of our time at the Funhouse. I don't remember the admission fee, maybe 25 cents?"

Her mother never worried about their safety, she added.

More often, she and her friends took city transportation to the Zoo on the L-Taraval streetcar. They rode the 28-19th Avenue bus to Golden Gate Park's attractions.

"We often went to the de Young Museum, the aquarium, the original Academy of Sciences and the Japanese Tea Garden – all free," she said, except 26 cents for tea and cookies at the Tea Garden.

The Gold Mirror, a family-owned Italian restaurant at 18th and Taraval, was a favorite.

"It's still there," Ungaretti said. "The sign says it opened in the 1960s, but it first opened in 1953. We went several times in the late 1950s."

In 2001, she became a San Francisco City Guide, taking people around the Inner Sunset.

"I love sharing the history of a neighborhood, especially when I know an amazing story that helped make the neighborhood what it is," she said.

People especially liked the old photos – like a house surrounded by sand – she would show them.

Although the pandemic temporarily paused her work as a guide, Ungaretti continues to write and unearth facts about the west side of San Francisco. Her other books explore the Richmond District, which mirrors the Sunset on Golden Gate Park's north side, and legendary locals.

Her historical explorations eventually broadened to the rest of San Francisco. She published a history of the Richmond District in 2005, and she recently wrote "Vanished San Francisco" which chronicles the City's many physical changes over the years.

Her video presentation for the historical society recalls the massive Crystal Palace Market, a 70,000-square-foot emporium of food stuffs, butchers and services such as a hat blocker and a hair salon. It was open from 1922 to 1959.

"People came from all over the City to shop there," she said.

As Ungaretti grew older, she didn't just hang out in the Sunset District. In high school, she and a friend visited Ghirardelli Square and the Cannery. Their favorite stop was the Portofino

Continued on page 15

Cooking

Shanta Nimbark Sacharoff

Zucchini Boats

Zucchini is available all year in most parts of the United States. It is an easy vegetable to grow in the summer, even in the foggy parts of the San Francisco Bay Area. Once these summer squashes get growing, you will have so many that you will have to find new recipes. Good recipes can turn this vegetable into a centerpiece.

Nutritionally, zucchini has a lot to offer. Zucchini contains a variety of vitamins, minerals and beneficial plant compounds. Zucchini is particularly high in vitamins A and C. The versatile vegetable contains several antioxidants that may have various health benefits. This squash can remedy various health conditions, such as lowering blood sugar levels and blood pressure, and improving vision and bone health, according to some health research. This summer squash also contains a lot of water and fiber which helps digestion. So, let's enjoy the bounty of the healthy zucchini!

This is an easy and fun recipe to make with children. The boats can be stuffed with a variety of food items, using various techniques. You can even use left-over food such as rice or beans. Here, the zucchini boats are filled with vegetables, bread crumbs and cheese or vegan cheese.

Ingredients

4 small to medium size zucchini or 2 zucchini and 2 yellow summer squash
Water for steaming
2 to 3 tablespoons olive oil
¼ cup red bell pepper, sliced thin and then cut into small pieces
¼ cup green onion (scallion), finely chopped, including their green parts
2 tablespoons minced parsley
¼ cup grated carrots
½ cup bread crumbs
Salt and freshly ground pepper to taste
½ cup grated Parmesan cheese or grated vegan "cheese" alternative

Instructions

Rinse and cut the zucchini in half lengthwise. Set the open sides of the zucchini down in a steamer basket. Set the steamer basket in a covered pot with a small amount of water. Steam the zucchini for 8 to 10 minutes, enough to loosen the pulp, keeping the shells intact. Do not overcook.

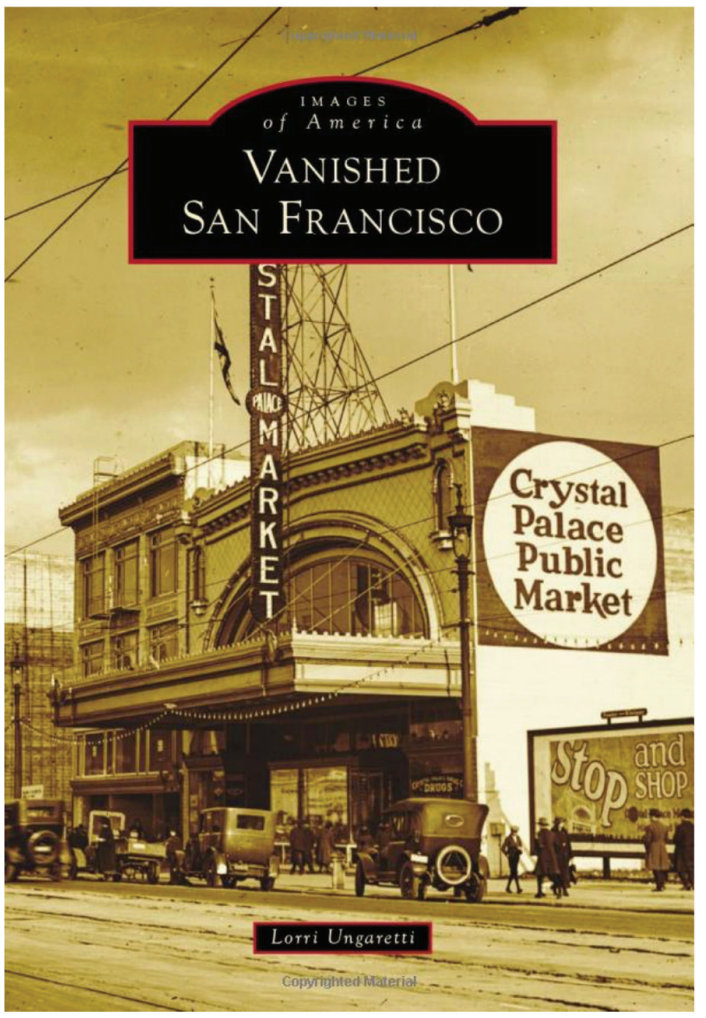
Ingredients for zucchini boats. ***Photos by Shanta Nimbark Sacharoff.***

While the zucchini is steaming, heat the oil in a skillet and add the green onion and peppers and stir-fry for a minute. Add parsley leaves and carrots. Set the skillet with the vegetables aside.

Next, take out the squash

Continued on page 15

Lorri Ungaretti has written five books on the history of San Francisco with a focus on its neighborhoods and local notables. *Photos courtesy of Lorri Ungaretti.*



"Vanished San Francisco" is one of Lorri Ungaretti's five books on the history of San Francisco.

Continued from page 14

Cafe on Ghiradelli's second floor.

"We ordered inside and then went out to the tables to watch the bay," she said. "Espresso drinks were rare then, and that's where we discovered them." It has been closed for probably 50 years, and no cafe ever reopened on the spot, she added. "Too bad. It was a great place, with outside heaters to keep us warm."

Sometimes they went to the Ghirardelli Chocolate Manufactory to get sundaes. But ice cream could also be had in the Sunset, at a popular parlor called Wally's at the corner of 24th and Taraval. Ungaretti said It has been gone for about 50 years.

"You can ask any Parkside adult, and he or she will probably remember Wally's. We got ice cream, but I remember the frozen bananas best," she said.

The Sunset District comprises a bevy of sub-neighborhoods, all having their own history and attractions. The Parkside, for example, is named for the Parkside Realty Company, which developed land from 1905 through the 1920s as the new streetcar lines and the automobile made the area more accessible.

Now San Francisco's largest neighborhood, the Sunset encompasses 5.7 square miles. In the City's early days, it was deemed uninhabitable – its underpinning of sand dunes, builders thought, made construction too difficult.

Developing the Dunes

Ungaretti said it was only after the 1906 earthquake and fire, which leveled most of the City, that developers looked to the Sunset to figure out how to build houses there.

One of the developers who brought affordable housing to the neighborhood was Henry Doelger. By 1934, when he was 38, Doelger was completing two houses a day. Selling for $5,560, the homes were made for working-class families that previously couldn't afford one.

"A nice thing about Doelger, and other Sunset builders, was that they built homes in the neighborhood for them and their families," Ungaretti said.

As she walks around the Sunset, she likes to point out little-known landmarks. The front façade of St. Anne's Church, on Judah Street near 14th Avenue, is adorned by a frieze created by Sister Justina Niemierski, a trained artist. The building on Hugo Street where Doelger once lived is still standing but was damaged by a fire.

Writing came easily to Ungaretti, so she decided to major in English. She earned a bachelor's degree from San Francisco State College (now University) along with an elementary school teaching credential. Later, she earned a Master of Science degree in business administration.

Her plan to become a teacher when she graduated in 1976 was stymied by Reagan-era budget cuts and population shifts.

"Teachers were getting laid off left and right, and if anyone was hired, it was one of those," she said. "I really wanted to stay in education."

She finally found her niche with small, independent educational publishers. Those companies produced supplemental and alternative teaching materials for teachers. She worked for a few in the Bay Area, and one in Pennsylvania.

When large textbook companies started buying up these smaller publishing companies, Ungaretti returned to San Francisco and started work at Golden Gate University's School of Law. She helped produce marketing materials, catalogs and its alumni magazine. She ended her career working at Hastings College of the Law (now University of California College of the Law, San Francisco).

History as Comfort

It was on a City Guide walking tour when Ungaretti realized that, as a native, she knew more than most about San Francisco. So, she joined the group and started doing tours of the Inner Sunset. She soon created several more tours, including the Parkside and Stern Grove.

"I love sharing the history of a neighborhood, especially when I know an amazing story that helped make the neighborhood what it is," she said.

She had to be fully ready for her presentations whether the tours attracted two people or 30. Working with City Guides and the San Francisco Historical Society not only supported her love of history but provided her a family of sorts.

"My dad died in 2010, and so when my mother and stepmother passed away within 11 days of each other in 2017, I felt very much alone," Ungaretti said. She never married or had children and now lives on Nob Hill.

"Doing research, writing and publishing six books on San Francisco, being known throughout the community in different historical groups, giving presentations in schools and in other places has definitely changed my life for the better," she said.

This story was originally published on the San Francisco Senior Beat website and is reprinted here with permission. sfseniorbeat.com.

Cooking

Continued from page 14

halves from steamer and let them cool for a few minutes. Then, carefully, scoop out the inner pulp of the squash leaving about 1/2" thick shells intact. Set the zucchini boats aside.

Gather the zucchini pulp, cut the pulp into tiny pieces and add them to the sauteed vegetables in the skillet. Add the bread crumbs to the skillet. Reheat the content of the skillet briefly. Add the salt and pepper. Transfer everything from the skillet into a mixing bowl and stir to mix. When the content of the skillet is cooled, stir in the grated cheese, reserving two tablespoons for later to sprinkle on top of the boats.

Preheat the oven to 400 degrees.

Next, lightly rub a very small amount of oil inside and outside of zucchini halves. Then, divide the filling in eight portions and fill the zucchini halves with the stuffing mixture. Sprinkle the reserved cheese on top. Set the boats onto a lightly oiled cookie sheet. Be careful to make sure the boats are standing and the stuffing is intact. Bake the boats for about 15 to 20 minutes until the top is lightly brown, but not burned.

This dish is good served hot or at room temperature. Zucchini boats make a great item to pack into a picnic basket. You can serve the zucchini boats as appetizers. At a party, you can present the boats as hors d'oeuvres before the main courses are served. As a light dinner, you can serve two boats per person with a soup and a salad. Advise your diners that the boats (shells) are to be consumed as well as the stuffing.

Makes 4 to 8 servings

Recipes by Shanta Nimbark Sacharoff, copyright 2023. Shanta is a Sunset District resident and the author of "Cooking Together" and "Flavors of India," both available at Other Avenues Food Store at 3930 Judah St. Shanta writes recipes and articles on food and nutrition. She also teaches vegetarian and vegan cooking classes and shares recipes via videos on YouTube.

Zucchini boats ready to be served.

Find an archive of Shanta Nimbark Sacharoff's "Cooking Together" columns at RichmondSunsetNews.com.

SF Hole in the Wall Pizza

S.F. hole in the wall pizza™

1825 Irving St.
(at 19th Ave.)
415-564-3900
info@sfhole.com
www.sfhole.com

Enjoy our great food indoors in our comfortable dining room or in our open-air parklet.

Watch sports on our big-screen TVs. What's better than a delicious pizza and a great game?

WE SERVE MORE THAN JUST DELICIOUS N.Y.-STYLE PIZZA!
Try our nutritious made-to-order pastas, hearty hamburgers and fries, tasty chicken wings, healthy salads and more.

BBB

We stay open LATE to serve you:
Mon. & Tues. 11am-11pm
Wed., Thu. & Sun. 11am-midnight
Fri. & Sat. 11am-1am
INDOOR AND OUTDOOR SEATING

Pizza by the Slice, Calzones, Wings, Hot Sandwiches, Burgers, Salads, plus Wine and 10 Types of Beer on Tap!
TRY OUR FRESH, MADE-TO-ORDER PASTA DISHES

For advertising information, call 415-706-6428

Our community has the right to health care

We can help you enroll in Medi-Cal

sfhp.org/enrollnow

SAN FRANCISCO HEALTH PLAN℠

© 2022 San Francisco Health Plan 408101C 0922